

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A virtual meeting of the Planning & Zoning Commission was held on Thursday, November 4, 2021, at 1:00 PM with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Eric Heard, Branden Martin, Robin Grantham, Edward Barry, and Mike Wiesehan - 6. Absent: Richard Unes. - 1

City Staff Present: Leah Allison, Kerilyn Weick, and Irina Riggerbach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by George Ghareeb.

MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on October 7, 2021; seconded by Commissioner Martin.

The motion was approved unanimously by a roll call vote 6 to 0.

REGULAR BUSINESS PZ 562-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Methodist Services, Inc to obtain a Special Use in a Class N-1 (Institutional) District for Multi-Family Residential Housing for the Homeless for the property located at 415 St Marks Court, 509 St Marks Court, 122 NE Greenleaf St, and 113 Fowler Street (Parcel Identification Nos. 18- 04-406-005, 18-04-406-006, 18-04-406-009, 18-04-406-011, 18-04-406-013, 18-04-406-022, 18-04-406-026), Peoria IL (Council District 1)

Assistant Director. Leah Allison. Community Development Department. presented the request and summarized the goals and intent of the plan.

The Development Review Board recommends approval of the request with the following conditions and waiver:

1. Stripe the parking lot for all regular and handicap accessible spaces including required signage.
2. Provide for six bicycle parking spaces.
3. Provide a 6 to 7-foot tall, four-sided, solid garbage enclosure for unscreened dumpster(s).
4. Allow for the existing monument sign, approximately 5-foot tall, 20 sq. ft. in size, located at the corner of St Mark's Ct and Spalding Ave to remain. Any change or additional signs will require a sign permit.
5. Waiver to allow for alternative landscape plan as shown on site plan.

Commissioner Barry asked for more detail on landscaping and parking lot requirements.

Assistant Director Allison explained parking requirement for residential properties, the parking requirement for the amount of units is 82 and 150 spots are provided .

Christine Kahl. CEO of Phoenix Community Development Services. recapped the purpose of the property to supply 55 residential units which will help end chronic homelessness in Peoria.

Commissioner Heard asked how much of an impact will this make for the homeless problem in Peoria.

Christine Kahl explained that it will end chronic homelessness in Peoria. The units will be sufficient to eliminate wait lists for other housing.

Chairperson Wiesehan asked what type of security will be on the property.

Christine Kahl explained they will have controlled access to building, floors and elevators. Operating budget calls for 24/7 on site paraprofessionals and close circuit security cameras. They run two other facilities with the paraprofessional staff 24/7.

Chairperson Wiesehan asked if there were any major security issues with those properties.

Christine Kahl explained there have been crimes committed, which were responded to appropriately, and they have had no major issues. They have a relationship with Peoria Police Dept and first responders.

Commissioner Ghareeb asked for an explanation on the program within the building, will it be short term like hotels or long-term residents .

Christine Kahl explained that all the housing is permanent supportive housing . The tenants are lease holders protected by landlord tenant law and can renew leases annually. They provide assessments to develop treatment plans for individuals. Services are offered onsite and around the community.

Commissioner Heard asked if they did any outreach or inquiry with the neighbors.

Christine Kahl explained they did not engage in outreach effort and it all happened quickly.

Chairperson Wiesehan asked why they didn't reach out to neighborhood,

Christine Kahl explained she has no appropriate answer, but they did not consult the neighborhood at this time.

Chairperson Wiesehan opened the public hearing at 1:30 PM.

Assistant Director Allison read two comments sent via email:

- Phoenix Community Services Christine Kahl, letter to replace supportive letter in packet which modified info, affirming of agencies and individual support.
- Karrie Alms provided a letter with concern for the lack of neighborhood involvement of the project.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:38 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Barry with the City's recommendations.

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Grantham, Martin, Ghareeb - 6

Nay: None



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November 3, 2021

Planning and Zoning Commission
City of Peoria

Submitted via email to Leah Allison: lallison@peoriagov.org
And Unity Point/Methodist Services: Eric.Rahn@unitypoint.org

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region. The site is located in the Peoria Urban Enterprise Zone, the East Village Growth Cell TIF and a federal Opportunity Zone.

This letter rescinds reference to the 2021 Peoria Housing Needs Assessment and Community Revitalization Plan and supersedes the previous letters submitted by our organization and other entities who submitted a letter of support.

Entities re-affirming their support of the project with the aforementioned changes include:

Senator David Koehler
Jennifer Zammuto, Heart of Illinois United Way
Chris Setti, Greater Peoria Economic Development Council
Kate Green, Home For All Continuum of Care
Warren Ribley and Jimmy Dillon, Tri-County River Valley Development Authority
Lisa Fuller and Monica Hendrickson, Partnership for a Healthy Community
Zack Baker, Keller Williams Realty
David Lubben, Roy Davis, and Robert Coletta, Davis & Campbell, LLC

Jeff Ward and bill Koenig, Busey Bank
Jim Hollenback, pcm+design
Dan Philips, First United Methodist Church
Claire Crone, Sophia's Kitchen
Jeannine McAllister, Advocates For Access
Clint Drury, West Central IL Building & Construction Trades Council
Dawn Fentem, Illinois central College Adult Education program
Heath Sells and Rachel Cansino, Salvation Army
Tim Erickson, CORE Construction
Betty Porter, The Center For Youth and Family Solutions
Thomas Phegler and Judy Zika, St. Vincent de Paul Society
Kevin Nowlan, The Center for Prevention of Abuse
Karen Rose, NAMI Tri-County
David Esposito, Supportive Housing Providers Association
Credit Education & Consulting, LLC, Janice Parker
Domini Ardis
Nora Sullivan
Anne Schutt
Ken Zika

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,



Christine E. Kahl
President/CEO
director@phoenixcds.org
309.222.2560



Leah Allison

From: Karrie Alms <pinkthinksmarttalk@yahoo.com>
Sent: Wednesday, November 3, 2021 12:07 PM
To: Leah Allison
Cc: mwiesehan@lippmannsfurniture.com; Joe Dulin; Kerilyn Weick
Subject: [External]Public Comment for the Case No. PZ 573-2021 --- November 4, 2021 Peoria Illinois Planning and Zoning Commission Meeting

Public Comment for Case No. PZ 573-2021 - November 4, 2021 Peoria Illinois Planning and Zoning Commission Meeting

I am unable to attend the November 4, 2021 Planning and Zoning Commission Meeting as I will be out of state starting November 3, 2021 through November 8, 2021. I would ask that my comments would be read into the public record during the public testimony portion for Case PZ 573-2021. I affirm that what I am submitting is the truth. Sincerely, Karrie E. Alms

Please acknowledge if my above request will or will not be granted.

Housing for those community members experiencing homelessness is a vital part of building our community. It would be beneficial to engage community residents in the proposed area whether or not there is an organized neighborhood group to seek their support as they live in the neighborhood and have the potential to be provide additional connections to the community. Effective building community and working together requires comprehensive inclusion and discussion as well as planning for the best results.

Social service organizations, their missions, their developments as considered sacred cows, otherwise known as an individual, organization, institution, teaching, or belief often considered exempt from criticism or questioning. Seeking to understand by asking questions is usually labeled as negative.

- * Disparate Impact / Disparate Impact Segregation*
- * Capacity to provide services and sustain the project long term*
- * Sworn testimony to be the truth, including letters submitted*
- * Potential suborning perjury in many letters of support*
- * Lack of requirement for developers to discuss project with neighborhood associations or residents*

Yet again, it is about the process how developments are brought forward and who is or is not included. PZ 573-2021 is the current example of North Valley Neighbors and the residents not being included.

Phoenix CDS has many many units of supportive housing in the North Valley - Glendale Commons, the original YWCA build at the Corner of Glendale and Wayne, the Veterans home on Monroe and in the Downtown area with Madison by the GAR and the new build

next door, partial ownership of New Hope Apartments. Dream Center also provides homeless services in the downtown area.

Continuing to develop homeless housing projects in the same part of town is concerning for the future of neighborhoods, residents and the ability for services to be provided on an going basis. Money for development is not the same as money for maintenance and services.

Today's meeting would seem like a mere formality.

Phoenix Community Development Services (Phoenix CDS) is already on the IHDA 2021 Permanent Supportive Housing Development Program (PSHDP) PPA [Approvals List](#) for Phoenix Manor - REHAB which can be found at this link [Permanent-Sup-Hsng-Dev-Program-PSHDP-2021-PPA-Approvals.pdf \(df7qosnywqs6g.cloudfront.net\)](#). Illinois Senator Dave Koehler letter states "Please accept this letter as support for the Special Use application submitted by IL State Senator Dave Koehler."

That the United Way and the Continuum of Care would find it important to include neighbors in planning projects in neighborhoods to be doing something with rather than to neighnors ... would be greatly appreciated ... from a Kate Green email [A project of this magnitude needs all the support we can muster.](#) Except asking the neighbors.

Extremely disappointing is that Phoenix Community Development Services (Phoenix CDS) President/Chief Executive Officer, Christine Kahl, who has been in the housing development space for many years with their proposed project description stating that their organization is 'the largest supportive housing provider in the region' has not contacted the neighborhood association for this area and has not learned that inclusive community engagement is important to build community even after the Meadowbrook Project.

President Kahl knows: that neighbors want to be included from their unsuccessful Meadowbrook proposal; where I reside; and that I as well as my neighbors would be interested in this project and being included in the discussion.

The Community Revitalization Plan (CRP) was not approved at the August 2021 PIPZ Meeting and was not sent to the Peoria City Council for approval.

Many letters of support contain 'boilerplate' verbiage:

"Please accept this letter as our support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone."

Who provided this information that is untrue to have many people submit letters seemingly under oath that are possibly perjurious?

I am unable to determine if I would or would not be supportive of this project as there has not been enough time to review this project.

At the current time, there is a large amount of money due to the pandemic ... is funding sustainable for the long term?

I remain deeply concerned about the process, the segregation and sustainability of projects on a long term basis for the clients involved as well as the disparate impact on particular geographic areas due to project concentration.

Please think about the long term effects on planning for our city as well as neighborhood inclusion being a requirement for future projects

Karrie E. Alms