



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: April 7, 2022

CASE NO: PZ 713-2022

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan for the East Bluff Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

SUMMARY OF PROPOSAL

The City of Peoria is requesting to amend the Official Comprehensive Plan by incorporating the Housing Needs Assessment and Community Revitalization Plan for the East Bluff neighborhood. The plan focuses on housing, community, and economic development needs and opportunities in the East Bluff. As a part of the Comprehensive Plan, it becomes a tool to guide policy and development initiatives.

This amendment supports the Comprehensive Plan's critical success factor to Invest in Neighborhoods.

BACKGROUND

In 2019 the City of Peoria facilitated a planning process to complete a Community Revitalization Plan with a focus on three neighborhoods. The draft plan was distributed in 2021 and pertained to all three neighborhoods. The current request is to adopt the results of this planning process that focused on the East Bluff neighborhood.

The planning process emphasized housing, community, and economic development needs and opportunities. Stakeholders, including residents, participated in the planning process. Outreach consisted of a survey and public meetings. Outreach opportunities had great neighborhood turn-out. The Community Needs Assessment Survey received 163 survey responses from the East Bluff. The first meeting for the East Bluff had 45 attendees. A second meeting, during the planning process, was attended by stakeholders from all three neighborhoods. After the plan was drafted, a third meeting was held, to discuss the eight goals for the East Bluff. This meeting had 18 attendees. Recommendations in the plan are directly pulled from input received from surveys and meetings.

Sections of the plan include:

- Background of previous planning initiatives
- Demographic, economic, and housing data profiles
- Primary market analysis
- Results of the Community Needs Assessment Survey and neighborhood meetings
- 8 Goals
- Local, state, federal incentive programs and resources

The plan will serve as a guide for elected officials and city staff when considering opportunities for development or investment in the East Bluff.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the proposed amendment.