AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF NOVEMBER 7, 2019 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   CASE NO. PZ 19-33
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mark D. Walton, on behalf of Ron DiGiacomo of Trinity M.M.J., LLC to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Adult Use Cannabis Dispensary for the property located at 3125 N University Street (Parcel Identification No. 14-29-376-021), Peoria IL (Council District 2).

   CASE NO. PZ 19-34
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mark D. Walton, on behalf of Ron DiGiacomo of Trinity M.M.J., LLC to obtain a Special Use in a Class C-1 (General Commercial) District for an Adult Use Cannabis Dispensary for the property located at 2301 W. Glen Avenue (Parcel Identification No. 14-19-255-012, Peoria IL (Council District 4).

   CASE NO. PZ 19-35
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from former Public Right-of-Way to Class C-2 (Large Scale Commercial) District for part of the property located at 7327 N. Galena Rd (Part of Parcel Identification No. 14-10-176-020), Peoria IL (Council District 3).

   CASE NO. PZ 19-36
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan to include the following plans: South Village Implementation Plan featuring the MacArthur Corridor Plan, Southern Gateway Plan, and Western Avenue Plan. (Council District 1)

   CASE NO. PZ 19-N
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Truck Parking.

   CASE NO. PZ 19-32
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)

   CASE NO. PZ 19-L
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals, with a request from Staff to defer to the January meeting.

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
A meeting of the Planning & Zoning Commission was held on Thursday, November 7, 2019, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, and Mike Wiesehan – 5. Commissioners absent: Ed Barry and Richard Unes - 2.

City Staff Present: Josh Naven, Kim Smith, Kerilyn Weick, and Leah Allison

SWEARING IN OF SPEAKERS
Speakers were sworn in by Megan Nguyen.

MINUTES
Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on October 3, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-28
Hold a Public Hearing and forward a recommendation to City Council on the request of Gene Lear, on behalf of St. Paul Baptist Church, to amend an existing Special Use Ordinance No. 14,289 as amended, in a Class R-4 (Single Family Residential) District and Class R-2 (Single Family Residential) District to add a wall sign and light standard signs for the property located at 114 W. Forrest Hill Ave. (Parcel Identification No. 14-33-132-018), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-28 into the record and provided a summary of the proposed special use amendment.

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

1. Update signs and painted access aisle for the accessible parking spaces at the east entrance to the building.
   At least 8 accessible parking spaces must be provided in accordance with the Unified Development Code Section 8.1.5.E.
2. Remove painted handicap symbol from three parking spaces at the west entrance which do not meet accessible design standards.
3. Add at least one accessible parking space near the southern entrance to the building.

Gene Lear, representing the Petitioner, concurred with the recommendation from Staff.

Chairperson Wiesehan opened the Public Hearing at 1:13 p.m.

James Wilhelm, a concerned citizen, requested to see the proposed wall sign and expressed concern for light directed toward his house.

Gene Lear explained that the sign will face west, not north. It will be lit, but will not flash.

There being no further public testimony, the public hearing was closed at 1:15 p.m.

Discussion on the Findings of Fact was held.
Motion:
Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

CASE NO. PZ 19-29
Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for Local Sign Regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-29 into the record and provided a summary of the proposed special use amendment. Ms. Weick noted that a revised site plan has been distributed to the Commissioners removing one freestanding sign (No. 7 on the original site plan) and clarifying that sign no. 8 is not located within the traffic aisle.

The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:
1. Amend local sign plan to allow two digital style signs as shown in the sign package as Sign #4 and Sign #5. One is a wall sign, one is a canopy sign. Size of sign area may not exceed standards in the Unified Development Code.
2. Amend local sign plan to add one freestanding sign, as shown in sign package as Sign #8. Said sign must match design and dimensions of existing multi-tenant freestanding sign along Sheridan Road.
3. If any of the signs will have any part on the ROW (including footings) or overhang the ROW, a Revocable ROW permit will be required.
4. Waiver of size of sign area for Sign #8 such that Sign #8 matches the dimensions of the existing 25 ft tall, 155 sq. ft. multi-tenant sign along Sheridan Road.
5. Waiver from the setback encroachment agreement for one freestanding sign, Sign #8. Location of Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.

Discussion was held regarding determination if a sign encroaches into the public right-of-way.

Diana Bubenik of Prairie Signs, representing the Petitioner, confirmed that the new signs would not encroach into the public right-of-way. She explained the reason for additional signs.

Chairperson Wiesehan opened the Public Hearing at 1:38 p.m. There being no public testimony, the public hearing was closed at 1:38 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Heard made a motion to approve, excluding sign no. 7; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

CASE NO. PZ 19-30
Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for Contractor Storage (Indoor/Outdoor), for the property located at 7327 Galena Road (Part of Parcel Identification No. 14-10-176-020), Peoria, IL (Council District 3)
Commissioner Heard abstained from this case due to professional conflict of interest.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-30 into the record and provided a summary of the proposed rezoning and special use.

The Development Review Board recommends APPROVAL of the request to rezone. The Development Review Board recommends APPROVAL of the request for a special use subject to the following conditions and waivers:

1. Outdoor storage must be screened with 100% opaque screen from view of the public right-of-way. Fence on site plan must include an extension perpendicular to the right of way. Said fence must be installed prior to having outdoor storage.
2. Outdoor storage shall be at least 15 feet from the public right of way, 20 feet from side property lines, and 20 feet from the rear boundary of the class C-2 zoning district.
3. All front yard landscaping must be maintained or replaced.
4. Allow administrative review for the construction of one 6,000 sq. ft. addition or accessory storage structure. Construction must begin within five years of the date of approval of the special use. Said structure must be generally in the location shown on the site plan and must comply with all setbacks, yards, build-to requirements of the UDC.
5. Re-stripe all parking spaces, prior to occupancy. Provide at a minimum one accessible parking space per 25 parking spaces.
6. Repair or replace existing dumpster enclosure, prior to occupancy.
7. All three obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs, prior to occupancy.
8. Submit photometric plan for all exterior lighting, prior to occupancy.
9. Ensure all necessary permits including trades permits are obtained prior to work commencing. Any Mechanical, Electrical and Plumbing work must be completed by a licensed & registered contractor.
10. Waiver to permit 6 ft tall fence in the front yard in a commercial district. Fence provides required screening of the outdoor storage area.
11. Waiver to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements. Alternative compliance for TBY is met based on hillside and established growth.

Discussion was held regarding the outdoor storage of materials prior to installing the fence screening. Commissioner Ghareeb asked if State Route 29 prohibited the construction of a fence screen. Ms. Weick stated the fence would not be an obstacle. Commissioner Grantham clarified the screening if one of the building additions should be built.

The petitioner was not present.

Chairperson Wiesehan opened the Public Hearing at 2:04 p.m.

Willie Heinz, a concerned citizen, expressed concern for lack of screening.

There being no further public testimony, the public hearing was closed at 2:07 p.m.

Discussion on the Findings of Fact was held.

Motion: Commissioner Ghareeb mad a motion to approve the rezoning, seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Ghareeb, Grantham, Martin, and Wiesehan – 4

Nays: None

Abstention: Heard - 1

Commissioner Grantham made a motion to approve the special use as requested by the petitioner; motion failed due to no second provided.

Commissioner Ghareeb made a motion to approve the special use with the addition of a fence screen along the south side of the property, seconded by Commissioner Grantham.
The motion was APPROVED viva voce vote 4 to 0.
Yeas: Ghareeb, Grantham, Martin, and Wiesehan – 4
Nays: None
Abstention: Heard - 1

CASE NO. PZ 19-31
Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 19-31 into the record and provided a summary of the proposed special use amendment.

The Development Review Board recommends DENIAL of the request for landscaping waivers and APPROVAL of the request for the larger freestanding and menu board signs.

Discussion was held regarding that the signs are already installed. Commissioner Ghareeb questioned the need for fewer landscaping points.

Bud Jenkins, Petitioner, provided a summary of the development history to explain why the signs were installed without approval and the need to reduce landscaping.

Chairperson Wiesehan opened the Public Hearing at 2:50 p.m. There being no public testimony, the public hearing was closed at 2:50 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Heard made a motion to approve as requested by the Petitioner (revised site plan) with the following waivers:
1. UDC Section 8.2.6: Front yard along Big Hollow: reduce point requirement from 108 to 100.
2. UDC Section 8.2.6: Front yard along Partridge Way: reduce point requirement from 123 to 60.
3. UDC Section 8.2.7: Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.
4. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
5. UDC Section 8.3.10: Waiver requested to change allowable menu boards from two 30 square foot signs to one 46.8 square foot sign.

And Staff conditions:
1. No additional signage on the Partridge Way frontage for Taco Bell and 2.
2. No additional menu boards for Taco Bell;

Seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

A recess was granted at 2:57 pm. The meeting reconvened at 3:03 pm.

CASE NO. PZ 19-32
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)
Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 19-32 into the record and provided a summary of the proposed Thoroughfare Plan. He concluded with a request to defer until the December meeting.

Cindy Loos, Hanson Professional Services, provided a summary of the Thoroughfare Plan.

Discussion was held regarding the classification of streets to obtain federal funding. Concern was expressed for on-going maintenance of infrastructure.

Chairperson Wiesehan opened the Public Hearing at 3:26 p.m.

**Motion:**
Commissioner Ghareeb made a motion to continue the public hearing until the December meeting; seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

**CASE NO. PZ 19-L**
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-L into the record and provided a summary of the proposed text amendment.

The Development Review Board recommends APPROVAL of the request.

Discussion was held on how other cities regulate short term rentals. Inspections will be part of the application process. Neighborhood associations may adopt more restrictive rules. Enforcement will involve various city departments.

Chairperson Wiesehan opened the Public Hearing at 3:52 p.m.

Vikki Hubbard, a concerned citizen expressed support for the short term rental use but did not support certain performance standards of the proposed ordinance.

Linda Fairbanks, a concerned citizen expressed support for the short term rental use but did not support the proposed special use.

William Ordaz, a concerned citizen expressed support for the short term rental use but requested more research. Short term rentals should be allowed in all zoning districts.

Steve Sanchez, representing the Peoria Landlord Association, expressed the need for cooperation with the City. He complained about the lack of information or notice to the Landlord Association regarding this issue. He requested denial or allow time to work with the city.

There being no further public testimony, the public hearing was closed at 4:14 p.m.

**Motion:**
Commissioner Ghareeb made a motion to defer; seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None
CASE NO. PZ 19-M
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Light Industrial Uses in the Class C-2 (Large Scale Commercial) District

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-M into the record and provided a summary of the proposed text amendment.

The Development Review Board recommends APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 4:22 p.m. There being no public testimony, the public hearing was closed at 4:22 p.m.

Motion:
Commissioner Ghareeb made a motion to approve; seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizen requests to address the Commission.

ADJOURNMENT
Commissioner Grantham made a motion to adjourn, seconded by Commissioner Martin at approximately 4:23 p.m.

Leah Allison, Senior Urban Planner
TO:          City of Peoria Planning & Zoning Commission
FROM:       Development Review Board (prepared by Kerilyn Weick)
DATE:       December 5, 2019
CASE NO:    PZ 19-33
REQUEST:    Hold a Public Hearing and forward a recommendation to City Council on the request of Mark D. Walton, on behalf of Ron DiGiacomo of Trinity M.M.J., LLC to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for Adult Use Cannabis Dispensary for the property located at 3125 N University Street (Parcel Identification No. 14-29-376-021), Peoria IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain a Special Use for an adult use cannabis dispensary at an existing medical cannabis dispensary as described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Shared parking lot. Add two accessible parking spaces which results in 81 parking spaces, 4 of which are accessible.</td>
<td>Four accessible parking spaces are required</td>
<td>Signs for the two existing accessible parking spaces must be replaced.</td>
</tr>
<tr>
<td>Mechanical, Utility Screening</td>
<td>No changes to existing screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Alternative Compliance Landscaping Plan includes existing landscaping in parking lot and front yard. Proposes 3 additional shade trees in the University Ave front yard.</td>
<td>None.</td>
<td>Approve the alternative compliance landscaping plan.</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>Add or extend existing dumpster enclosure for additional screening.</td>
<td>None.</td>
<td>All dumpsters visible from the public right-of-way must be screened from view by 6-7 foot tall enclosure.</td>
</tr>
<tr>
<td>Signs</td>
<td>No change to existing freestanding sign and wall signs.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No change to existing exterior lighting per submitted photometric plan.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>No change to existing yards.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>No change to existing building height.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>No change to existing ingress/egress from University St. and Forest Hill Ave. Estimated traffic generation is similar to specialty retail store or pharmacy.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
BACKGROUND

Property Characteristics
The subject property is 1.54 acres with a 16,160 sq. ft. commercial building. The commercial building currently has 7 tenants. The subject use would operate from a 2,961 sq. ft. leased space. The property is zoned Class C-2 (Large Scale Commercial) district. It is surrounded by class C-2 (Large Scale Commercial) to the north and west and class C-1 (General Commercial) to the south and east.

History
In September 2015, FSBA Missouri Inc. was issued zoning certificate 14-273 for a pharmacy/medical cannabis dispensary at the subject tenant space. At the time of the zoning certificate, such use was permitted by right in the C-2 (Large Scale Commercial) district.

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then public benefit</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Update accessible parking signs. All dumpsters must be screened from view of public right-of-way.</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow Employers and Jobs</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Grow Business</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions:
1. Replace R7-8 sign for each of the two existing accessible parking spaces.
2. Any unscreened refuse dumpsters must be screened pursuant to City Code Chapter 13, Section 40.b.
3. Landscaping shall meet alternative landscaping provisions.
NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS
1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photometric Plan
5. Landscaping Plan
6. Existing Building Elevations
7. Trip Generation Estimate
8. Statements
Looking Southeast at West Side of Building

Looking East along North Side of Building
Looking South at North Side of Building

Looking Southwest at East Side of Building
Looking West at East Side of Building

Looking Northwest at East Side of Building
Looking Northeast at South Side of Building

Looking North at South Side of Building
Existing Leased Space:
Trinity Lease Area 2961 sf

Hours of Operation: Tue-Fri 10AM-7PM, Sat 10AM-6PM, Sun 12PM-4PM

Reference:
ITE Trip Generation Manual, 7th Edition

<table>
<thead>
<tr>
<th>Using a Pharmacy</th>
<th>Trips Per 1000 sf</th>
<th>Trips</th>
<th>Per</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (All Day)</td>
<td>90.06</td>
<td>267</td>
<td>Day</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Adjacent Street Traffic)</td>
<td>8.42</td>
<td>25</td>
<td>Hour</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Generator)</td>
<td>11.07</td>
<td>33</td>
<td>Hour</td>
</tr>
<tr>
<td>Saturday (Peak Hour of Generator)</td>
<td>10.68</td>
<td>32</td>
<td>Hour</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Using a Specialty Retail Center</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (All Day)</td>
<td>44.32</td>
<td>131</td>
<td>Day</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Adjacent Street Traffic)</td>
<td>2.71</td>
<td>8</td>
<td>Hour</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Generator)</td>
<td>5.02</td>
<td>15</td>
<td>Hour</td>
</tr>
<tr>
<td>Saturday (All Day)</td>
<td>42.04</td>
<td>124</td>
<td>Day</td>
</tr>
</tbody>
</table>

Notes:
Trinity anticipates between 125-175 customers daily beginning Jan 1, 2020

By: RJA 10/15/19
The proposed special use is not expected to have any significant impacts on the location or surrounding areas. The site, which is a retail unit in a commercial strip center, is presently used as a medical cannabis dispensary. The size of the location will remain the same, with only limited interior remodeling taking place.

**PART A**
**ECONOMIC STATEMENT**

The renovation of the improvements at 3125 North University is not expected to result in any increase in property taxes. However, recreational cannabis sales are expected to be in the range of $400,000 to $500,000 per month, which would generate between $12,000 and $15,000 in municipal cannabis tax revenue. The community is expected to benefit from the additional customer presence generated by the sales of recreational cannabis. The sale of recreational cannabis from this site is not expected to have any impact on surrounding property values.

**PART B**
**ENVIRONMENTAL STATEMENT**

**Introductory Statement:** The addition of the adult recreational use sales from the existing medical cannabis dispensary currently occupied by the applicant at this location will involve remodeling of the interior of the retail space, but the interior remodeling will not result in an expansion of the floor space. Accordingly, while the location is expected to see an increase in customer traffic, the environmental impact of the proposed special use will be negligible.

1. **Existing storm and sanitary sewers and their capacity.** The special use will place no additional demands on existing storm and sanitary sewers.

2. **Soils—type and classification for agricultural uses and structural stability.** The property is not being used for, and is inappropriate for, agriculture. The special use will not require any changes to the foundation of property’s improvements, and there are no concerns with respect to structural stability.

3. **Slope, proposed cut and fill.** There is no proposed cut or fill.

4. **Flood plain locations and impact of proposed development.** Inapplicable; the special use will not result in any additional impermeable surface or any additional water runoff.
5. Protected water table recharge areas and developmental impacts. Inapplicable. See response to item 4.

6. Impacts on surrounding land use, [and] quality of life factors relating to physical, cultural, and aesthetic impacts the proposed development may have on surrounding existing land uses. The proposed special use is consistent with adjoining retail commercial development. There will be no physical or aesthetic impacts on the surrounding land uses. The cultural impact of the dispensary will be negligible, but applicant believes that the impact will be positive, as residents will be afforded additional retail options, and because a licensed dispensary can be expected to result in the reduction of illicit and unregulated cannabis trade in the community.

7. Construction phases impacts, traffic on residential streets, erosion and inconvenience. Any construction impact will be minimal, since construction will consist only of remodeling the interior of the existing commercial space. Please see the accompanying traffic study for the traffic impact, but due to the location, no increased traffic will be experienced on any residential streets. The special use will have no effect on erosion, nor should it create any inconvenience for City residents or neighboring businesses.

PART C
PUBLIC SERVICES STATEMENT

1. Transportation systems network impact. The proposed special use is not expected to have any impact on transportation systems.

2. Police/Fire protection impacts. The proposed special use is not expected to have any impact on police or fire protection services.

3. General Services Impacts. The proposed special use is not expected to have any impact on general services.
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Kim Smith)  
DATE: December 5, 2019  
CASE NO: PZ 19-34  
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark D. Walton, on behalf of Ron DiGiacomo of Trinity M.M.J., LLC to obtain a Special Use in a Class C-1 (General Commercial) District for Adult Use Cannabis Dispensary for the property located at 2301 W. Glen Avenue (Parcel Identification No. 14-19-255-012, Peoria IL (Council District 4).

### SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use in a Class C-1 (General Commercial) District for Adult Use Cannabis Dispensary

<table>
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<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>52 spaces, (2 of which are accessible)</td>
<td>N/A</td>
<td>Signage is required for the accessible spaces; and two bike parking spaces are also required.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Existing roof top mechanicals; proposed screening for dumpster.</td>
<td>N/A</td>
<td>Current proposal.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Existing conditions, no additional landscaping is proposed.</td>
<td>Waivers requested to allow existing conditions for parking lot landscaping points, and parking lot perimeter requirements.</td>
<td>Add three shade trees along Northland Ave.</td>
</tr>
<tr>
<td>Signs</td>
<td>Remove existing freestanding sign and roof-top sign</td>
<td>NA</td>
<td>No objection. Signs as existing are nonconforming.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Not yet determined.</td>
<td>N/A</td>
<td>Compliance required.</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Existing conditions, no additional yards are proposed.</td>
<td>Waivers for existing conditions related to setbacks and yards.</td>
<td>Need to correct right-of-way encroachments. Redesign front yard parking along Glen Ave. to allow for seeded/sodded yard.</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Existing conditions, no changes proposed.</td>
<td>Waiver from sidewalk requirement on Renwood St and Northland Ave</td>
<td>The three drive approaches are non-compliant and need to be corrected. Deny sidewalk waiver request. Sidewalks are required on all three frontages, and a pedestrian and bicycle pathway is required to the main entrance.</td>
</tr>
</tbody>
</table>
BACKGROUND

Property Characteristics
The subject property contains 0.99 acres of land and is currently developed a vacant retail establishment. The property is zoned Class C-1 General Commercial and surrounded by the same.

History

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
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<tr>
<td>1931 - 1958</td>
<td>Not yet annexed</td>
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<tr>
<td>1958 - 1963</td>
<td>Not yet annexed</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C-2, Neighborhood Commercial</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C-1, General Commercial</td>
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DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.</td>
<td>Met</td>
<td>Provide required accessible space signage.</td>
</tr>
<tr>
<td>The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.</td>
<td>Met</td>
<td>Correct right-of-way encroachments. Provide sidewalks on all three frontages, and corresponding right-of-way dedications as needed. Provide a pedestrian and bicycle pathway to the main entrance. Add three shade trees along Northland Ave.</td>
</tr>
<tr>
<td>The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided.</td>
<td>No</td>
<td>Address per Public Works drainage requirements.</td>
</tr>
<tr>
<td>Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</td>
<td>No</td>
<td>Revise drive approaches along Renwood, Northland, and Glen.</td>
</tr>
<tr>
<td>The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.</td>
<td>Met</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### Standard Met per DRB Review

<table>
<thead>
<tr>
<th>Standard</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>If a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need, and provide a public benefit.</td>
<td>N/A</td>
</tr>
<tr>
<td>The special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.</td>
<td>Met</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow employers and jobs.</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Grow Peoria.</td>
</tr>
</tbody>
</table>

### DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

The Development Review Board recommends approval of the proposed use with the following waivers and conditions:

**Waivers**

1. Waivers requested for parking lot landscaping points, and parking lot perimeter requirements.
2. Waiver for existing conditions for setback along Northland, Glen and Renwood.

**Conditions**

1. Revise drive approaches along Renwood.
2. Meet drainage Ordinance requirements.
4. Provide required accessible space signage.
5. Provide sidewalks on all three frontages, and corresponding right-of-way dedications as needed.
6. Provide a pedestrian and bicycle pathway to the main entrance.
7. Add three shade trees along Northland Ave.
8. 

**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

### ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photometric Plan
5. Elevations and/or Renderings
6. Trip Generations
PZ 19-34: Surrounding Zoning

Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
2301 GLEN AVENUE

Looking South at North Side of Building

Looking South at North Side of Building
Looking West at East Side of Building

Looking Northwest at East Side of Building
Looking Northeast at South Side of Building

Looking North along West Side of Building
Looking East at West Side of Building
Existing Building:
Building Area 11,000 sf
Anticipated Hours of Operation: Tue-Fri 10AM-7PM, Sat 10AM-6PM, Sun 12PM-4PM

Note: Owner intends to lease 6,000 sf to Trinity and split the remaining 5,000 sf into two (2) 2,500 sf units. Anticipate both spaces to be retail oriented.

Reference:
ITE Trip Generation Manual, 7th Edition

<table>
<thead>
<tr>
<th>Using a Pharmacy</th>
<th>Trips Per 1000 sf</th>
<th>Trips</th>
<th>Per</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (All Day)</td>
<td>90.06</td>
<td>991</td>
<td>Day</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Adjacent Street Traffic)</td>
<td>8.42</td>
<td>93</td>
<td>Hour</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Generator)</td>
<td>11.07</td>
<td>122</td>
<td>Hour</td>
</tr>
<tr>
<td>Saturday (Peak Hour of Generator)</td>
<td>10.68</td>
<td>117</td>
<td>Hour</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Using a Specialty Retail Center</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (All Day)</td>
<td>44.32</td>
<td>131</td>
<td>Day</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Adjacent Street Traffic)</td>
<td>2.71</td>
<td>8</td>
<td>Hour</td>
</tr>
<tr>
<td>Weekday (PM Peak Hour of Generator)</td>
<td>5.02</td>
<td>15</td>
<td>Hour</td>
</tr>
<tr>
<td>Saturday (All Day)</td>
<td>42.04</td>
<td>124</td>
<td>Day</td>
</tr>
</tbody>
</table>

Notes:
Trinity anticipates between 150-200 customers daily beginning Jan 1, 2020

By: RJA 10/15/19
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: December 5, 2019
CASE NO: PZ 19-35
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from former Public Right-of-Way to Class C-2 (Large Scale Commercial) District for part of the property located at 7327 N. Galena Rd (Part of Parcel Identification No. 14-10-176-020), Peoria IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to rezone a portion of the subject property which was previously public right-of-way. Currently this property is without any zoning class.

BACKGROUND
In 2006, the Illinois Department of Transportation (IDOT) transferred ownership of portions of the Galena Road right-of-way to the adjacent 3.292 acre parcel which, at the time, was owned by Dragonfly Enterprises Inc. The total area of the transferred right-of-way is 0.218 acres. This ownership change, and subsequent change in the parcel size, requires action to assign a zoning class.

In November 2019, the Planning & Zoning Commission forwarded a recommendation to the December 10, 2019 City Council to approve a request to rezone 1.7 acres of 7327 N. Galena Road from Class C-1 (General Commercial) and Class P-1 (Parking) to a Class C-2 (Large Scale Commercial) district. The subject request, on the former right-of-way property, will be consistent with the November rezoning request.

DEVELOPMENT REVIEW BOARD ANALYSIS
The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<table>
<thead>
<tr>
<th>Standard for Rezoning</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject property fronts Galena Road, a state highway. Other portions of the subject property received recommendation to approve rezoning to C-2 (Large Scale Commercial).</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning restriction.</td>
<td>Zoning assignment is needed in order to establish a use and development standards.</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>The proposed zoning will be consistent with zoning on the subject property.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The proposed zoning is consistent with the zoning on the subject parcel.</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None. No adverse effect on adjacent properties.</td>
</tr>
</tbody>
</table>
Comprehensive Plan Future Land Use Designation

The Future Land Use Designation is Commercial

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends approval of the zoning assignment

ATTACHMENTS
1. Surrounding Zoning
2. Aerial Photo
3. Land Survey
Disclaimer: Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
DESCRIPTION

A PART OF LOTS 3, 4, 5 AND 6 IN, GALENA PARK SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF 10, TOWNSHIP-9-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, FEDERATION COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;


FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 176.80 FEET; THENCE NORTH 23 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 99.35 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.70 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.14 FEET, THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,829.65 FEET AND AN ARC LENGTH OF 230.29 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 04 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 230.28 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 231.30 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE IN A SOUTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,799.65 FEET AND AN ARC LENGTH OF 415.62 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 11 MINUTES 49 SECONDS EAST AND A CHORD LENGTH OF 415.53 FEET, TO THE POINT OF BEGINNING.

NOTES:

1. NO FIELDWORK WAS PERFORMED FOR THIS EXHIBIT. THE EXHIBIT WAS CONSTRUCTED USING AVAILABLE RECORD DOCUMENTS LISTED BELOW.
   A) FINAL PLAT OF "GALENA PARK SUBDIVISION" RECORDED IN PLAT BOOK "O", PAGE 34 AT THE FEDERATION COUNTY RECORDER'S OFFICE.
   B) PLAT OF SURVEY RECORD IN TRACT SURVEY BOOK 24, PAGE 65 AT THE FEDERATION COUNTY RECORDER'S OFFICE.
   C) ORDINANCE NO. 8959 PASSED BY FEDERATION CITY COUNCIL ON JUNE 15TH, 1971.
   D) ORDINANCE NO. 13,032 PASSED BY THE FEDERATION CITY COUNCIL ON MAY 1ST, 1990.
   E) DOC. NO. 06-23921 AT THE FEDERATION COUNTY RECORDER'S OFFICE.

2. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE A SPECIFIC AREA OF P.I.N. 14-10-176-020 (COMMONLY KNOWN AS 7327 NORTH GALENA ROAD) FOR THE PURPOSE OF RE-ZONING.
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Kim Smith)
DATE: December 5, 2019
CASE NO: PZ 19-36
REQUEST: Hold a Public Hearing and forward a recommendation to the City Council to amend the Comprehensive Plan to include the following area plans: South Village Implementation Plan featuring the MacArthur Corridor Plan, Southern Gateway Plan, and Western Avenue Plan.

SUMMARY OF PROPOSAL

The following documents are proposed to be incorporated into the City of Peoria’s Comprehensive Plan:

1. South Village Implementation Plan featuring the MacArthur Corridor Plan
2. MacArthur Plan Poster
3. Southern Gateway Preliminary Plan Poster
4. Western Avenue Plan Poster

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed amendments.

ATTACHMENTS

1. South Village Implementation Plan featuring the MacArthur Corridor Plan
2. MacArthur Plan Poster
3. Southern Gateway Preliminary Plan Poster
4. Western Avenue Plan Poster
SOUTH VILLAGE REVITALIZATION:  
MACARTHUR CORRIDOR  
COMPREHENSIVE PLAN  
+  
SOUTH VILLAGE  
IMPLEMENTATION PLAN
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PEORIA NEIGHBORHOOD REVITALIZATION STUDY

BACKGROUND

IDG has found through our experience and expertise that the urban environment is an ever-changing landscape that is rapidly gaining importance in the evolution of human society. More people need more buildings: houses, offices, schools, and leisure centers. The challenge is to design, plan, construct, and finance these buildings efficiently and sustainably. To achieve optimum performance, urban areas need better transport, water, energy and waste management infrastructure, logistics facilities and public services from healthcare to education. The United Nations Sustainable Development Goals (SDG) Section 11 specifically calls for additional urban investments through 2030 to “make cities inclusive, safe, resilient and sustainable”. Worldwide, planners are working to make our cities safer, more sustainable and better connected.

The City of Peoria, Illinois is a thriving, and active urban community with people and opportunities that make living and working in Peoria very rewarding. The city has approximately 115,000 residents in the city proper and 339,000 in the tri-county area (datausa.io). Based on input from residents, community leaders, and various reports there are areas within the city that need to be addressed from a planning perspective. City officials currently have identified the need to revitalize the area within the South Village Tax Incremental Finance District. South Village, located on the near southside of Peoria, has been a historically disadvantaged and economically depressed area of the city (based on historical census track data and feedback received from residents). To this day most of the crime, poverty, and underserved population are concentrated in this area. However, some areas within the southside have recently undergone significant infrastructural improvements over the past five years. Namely, the MacArthur Highway bridge and the revitalization of the Warehouse District. The area represented in the study, reflects the South Village TIF District, and focuses on the MacArthur corridor and the surrounding blocks seeking to coordinate revitalization efforts with ongoing studies undertaken by the Illinois Housing Development Authority (IHDA). This study also refers to information identified and incorporated from previous plans developed to provide revitalization input for the Southside Peoria.
List of Previous Plans and Data Sets
Referenced in this Study

1) Urban Renewal Plan (1969)
2) Southside Plan (1992)
3) Revitalization Strategy for The Southern Gateway (2001)
5) Heart of Peoria Plan (2002)
6) Census (2010)
7) The City of Peoria Comprehensive Plan (2011)
8) Art + Soul: Our Town Arts and Culture Plan for Peoria South Side Neighborhood (2012)
9) South Village TIF Redevelopment Plan (2013)
10) Realizing A Healthy Heart of Peoria (2016)
12) Downtown Residential Market Study (2016)
13) Census American Community Survey (2017)
14) Downtown Residential Market Study (2018)
15) Near Southside Neighborhood Needs Assessment (IHDA 2019)
16) Near Southside Neighborhood Revitalization Research Summary

OBJECTIVES

Data collected from the referenced previous plans, along with community input via surveys and meetings have revealed a series of objectives that this revitalization effort should address and they are as follows:

Housing
1) Increase the amount of younger residents (The City of Peoria Comprehensive Plan (2011)).
2) Enhance the sense of place by encouraging the highest design standards at all intervention areas (Art + Soul 2012).
3) Update the quality of housing by increasing the percentage of new construction.
4) Create environmentally friendly dwelling spaces that can accommodate multiple occupancy scenarios.
5) Create Housing solutions that focus on homeownership and long term leasing.

Economic Opportunity
1) Provide places of employment within walking or biking distance.
2) Expand the socio-economic base of southside residents.
3) Provide leasable office space to support small businesses and startups within the community.
4) Increase wealth and access to capital of residents through homeownership.
5) Increase access to stable housing for residents through long-term leasing.
6) Raise the median income of residents in the South Village.
7) Demolish buildings in poor condition and replace them with new construction.
8) Renovate buildings in poor condition.
9) Create a place and opportunity for existing residents to learn new skills.
10) Increase corporate and private development support.

**Community Engagement / Art & Cultural Celebration**
1) Increase marketing and outreach for community events.
2) Provide venues for festivals, events, performances, and interactive classes.
3) Protect and preserve local heritage and historical narrative of the area.
4) Provide a place for local artists to thrive within the community.
5) Enhance existing public and community-based institutions.
6) Expand the presence of art in public spaces.
7) Build partnerships with public and private entities that can invest and enhance the cultural significance of the area.

**Safety**
1) Increase street and pedestrian lighting.
2) Provide design solutions to address mental health.
3) Improve sightlines and neighborhood visibility to assist in natural surveillance strategies.
4) Secure, demolish or renovate vacant houses.
5) Encourage development of green space.

**Environment**
1) Develop strategies to create an eco-friendly environment.
2) Increase stations and opportunities for recycling and waste management.
3) Create an edge of landscaping along either side of the corridor.
4) Provide porous paving, landscaped parking lots and to manage stormwater runoff.
5) Provide access to and encourage the production of local foods and agriculture.

**Mobility**
1) Relieve neighborhood isolation by increasing transportation options.
2) Create a community livable and accessible to people of all ages.
3) Provide a “complete street” solution that accommodates pedestrian, bicycle, and vehicular traffic.
4) Provide a commercial target for on-street parking.
5) Ensure all pedestrian paths are accessible to people with disabilities.
6) Renovate existing bus stops with high design standards.
METHODS

1) Quantitative research included:
   b) Analyze all previous plans and data aggregated by the City of Peoria (1992-2019).
   c) Conduct a survey regarding major data points to gather a current reflection of the communities needs and interests.
   d) Home ownership/ Long term leasing community impact analysis.
   e) Workforce training economic impact analysis.

2) Qualitative research included:
   a) Interview community leaders, stakeholders, residents, and organizations operating within the community.
   b) Attend community meetings to collect data regarding aesthetics and applicability.
   c) Organize the plan to align with the interests of local partners and city government.

3) The quantitative research is used to establish the scope, objectives and projected efficacy of the revitalization study.

4) The qualitative research is used to reinforce the scope and objectives as well as temper the solution against local focus groups.

RESULTS

Through analysis of previous plans and revitalization efforts in the Southside area, it has been deduced that a truly comprehensive strategy was needed to address the primary issues and concerns affecting residents. For instance previous plans may have sought to solve the housing problem in isolation without considering a viable means of commercial development. Aside from the lacking comprehensive and realistic solutions, many of the previous efforts seem not to provide a means by which the existing residents could narrow the extensive wage gap between those living in the South Village area (specifically the 61605 zip code) and the rest of Peoria. Upon completing this analysis, a framework was identified to organize the revitalization efforts. These efforts are as follows:

1) Identify areas of need.
2) Provide detailed and realistic solutions to address those needs.
3) Create a visualization of the various solutions to communicate a future state.
4) Provide an implementation framework using existing stakeholders and organizations.
5) Generate grass-roots energy around the solutions via community engagement.
6) Create a greater sense of connection between the South Village and the rest of Peoria.
SUPPORT DATA

Fig. 001: Real Estate Value
(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

Fig. 002: High Cost Loan Rates
(Dept. of Planning & Growth Management, Source: US Dept. of Housing & Urban Development)

Fig. 003: Housing Tenure (Percent)
(Source: 2010 US Census)

Fig. 004: Median Household Income
(Source: 2017 US Census ACS)

Fig. 005: Owner Costs (Percentage of Income)
(Source: 2010 US Census)

Fig. 006: Gross Rent (Percentage of Income)
(Source: 2010 US Census)
Fig. 007: Median Rent
(Source: 2010 US Census)

Fig. 008: Poverty Rate
(Source: Dept. of Planning & Growth Management)

Fig. 009: Residential Vacancy Rate
(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

Fig. 010: Housing Units
(Source: 2010 US Census)
Fig. 011: Year Structure Built  
(Source: 2010 US Census)

Data-Driven Housing Analysis Results

The South Village area has one of the lowest real estate values in the city, a median household income less than half of the rest of the county, South Village residents require stable and quality housing that can be made affordable. In addition to this, a solution must be provided to raise the median income to the levels of the surrounding county. Roughly 20% of the housing in the area stands vacant and dilapidated and the state of the unoccupied housing is so severe that it would not be financially responsible to renovate most structures (except in cases of historic preservation). With 40% of the housing over 70 years old, whose average value in 2016 was ($42,731, compared to the Illinois average of $186,500 (Source: city-data.com). It would be in the cities best interest to raise the value of the housing via new construction which would then in turn, result in higher property tax collection for the city. However once concern is the nation-wide rise of gentrification in urban neighborhoods and its effect on low-income residents. The City and non-profit organizations such as LISC, IHDA, PCCEO, Tri-County Urban League, and others must support a strategy to ensure the existing residents and people of similar socio-economic backgrounds cannot only afford to live in the new high quality developments but participate in the services used to bring about its construction.

Fig. 012: Business Vacancy Rate  
(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

Data-Driven Business Analysis Results

Businesses in the southern half of Peoria have been on the decline in recent years, which has a domino effect throughout the city. Not only for the remaining businesses, but in people’s ability to meet their everyday needs. According to a survey conducted by the Illinois Housing Development Authority (IHDA), one of the highest-ranking issues for people living in the 61605 area was the ability to accomplish daily errands within a reasonable distance. Without the pres-
Education is one of the major keys to building wealth, education-driven solutions must not only address the youth, but working-class adults as well. Solutions must focus on developments that will be conducive to facilitating diverse types of educational programs. By providing skills training, after school initiatives and continuing education opportunities, the possibilities for the residents to increase income and the rate of career advancement can be expanded.
It is well known locally that the South Village neighborhood has the highest concentration of minorities in the city. The challenges of poverty, lack of resources and support is compounded amongst minorities anchored in this area. To revitalize the area, residential and commercial development is not the end of the solution, there must also be an effort to revitalize the population through education, skills training, business, and wellness support. The focus of resources and opportunity must be consistent and the duration of that engagement must parallel the years of neglect and disinterest. It is imperative to note that improving the living and working conditions of residents living in this area will not only benefit those specific people, but the economy and quality of the city at large.
CONTEXT

The boundaries of the South Village TIF were established in adherence to the eligibility criteria and includes those parcels which would benefit from the proposed Redevelopment Plan and Program. The South Village TIF contains approximately 672 acres, and is generally east of Western Avenue, north of Adams Street, west of MacArthur Highway, and south of Martin Luther King Drive. The South Village TIF contains 1,745 principal structures on 3,299 parcels and covers 199 blocks. The area where this study is focused utilizes MacArthur Hwy as a central axis with the northern boundary at Martin Luther King Blvd., and the south boundary at W. Howett St. The western boundary is S. Webster St. and the eastern boundary is S. Richard Pryor Place.

Existing Land Use of the South Village TIF boundary:

Western Avenue Corridor - Commercial clusters at key intersections such as at Howett/Lincoln and Garden Streets with primarily single-family residential uses in between these clusters.

Adams Street Corridor - Predominately industrial uses, with a mixed-use cluster of a bank, church, and other neighborhood services at the Garden/Adams intersection.

MacArthur Highway Corridor - Mixed-use, with some homes and a variety of small institutional and commercial uses such as the Urban League, laundry mat, barber, etc.

South Village Neighborhood - Predominantly single-family homes on small lots, with supporting institutional uses including schools, churches, the Lincoln Branch Library and the Proctor Recreation Center. The neighborhood lies in the river valley located below the Peoria Bluffs. The steep grade of the bluffs acts as a physical and psychological barrier between the South Side and the adjacent neighborhoods, preventing the street grid from extending northward and isolating the residents. Western and MacArthur Avenues are the only direct routes that traverse the bluffs linking the South Side to Greater Peoria. (Source: Tri-County Regional Planning Commission - 2012)
LAND USE STRATEGY

(Note: Proposed districts are not regulatory but marketing based.)

The land use strategy purpose is to subdivide areas into districts that will best serve the objectives of the revitalization plan. Based on analysis of the South Village TIF Plan and community feedback, the following districts and subdistricts were developed.

Young Professional’s District

To fulfill the City of Peoria’s comprehensive plan goal of increasing the number of young residents, a young professionals district was identified as a solution that could expand the local tax base, strengthen the economic spending power of the area, and draw new capital investment. The target demographic for this district are first time homeowners or individuals in search of a starter home. With incentives offered toward teachers, nurses, and small business owners the district will introduce new individuals who can contribute to the success of the community economically and socially.

Workforce District

To address the need for quality housing identified by residents and previously commissioned city plans, the workforce housing district focuses on single-family housing designed within state and federal assistance program parameters to encourage homeownership and longterm leasing. The effects of homeownership correlate directly with community engagement and prosperity, not to mention the individual benefits of gaining sustainable wealth. (Source: Social Benefits of Homeownership and stable housing, Yun & Evangelou, 2016)

Commercial District

The commercial district serves two major functions, to solve two major problems in the area. 1) To provide spaces where people can facilitate the necessities of daily life (as identified in the Near Southside Neighborhood Needs Assessment Results). 2) To create jobs, revitalize existing commercial assets and create spaces for small local businesses to thrive within the community. The commercial district seeks to activate the MacArthur corridor, attracting visitors from outside the neighborhood and provide destinations within walking distance for the existing residents.

Institutional Zones

Existing institutional assets such as the NAACP, Urban League, and PCCEO represent essential components that have been instrumental in the success of the community. Minor renovations, wayfinding signage, and landscape interventions are proposed in this study to increase the presence of these entities along the MacArthur corridor and within the neighborhood they serve.

Educational Zones

Existing assets within the community provide the foundation for scholastic success. Valeska Hinton Early Childhood Education Center and PCCEO Head Start provide an entry point for education. For the rest of the nearby public schools, a community school strategy is recommended. This strategy rethinks public schools to provide children in
low-income communities with a high-quality education. It centers public schools as hubs for communities and combines rigorous, relevant educational programs with extended learning opportunities, family and community engagement, and an infusion of social services. (Source: Building Community schools systems: Removing Barriers to success in U.S. Public Schools, McDaniels, 2018). The Wrap-Around Center, located in the nearby Trewyn School is an excellent example of this strategy, from this proposal’s perspective continued and expanded support is suggested to meet the educational needs of the area that are youth specific. Aside from the efforts of Peoria Public Schools, the Tri-County Peoria Urban League has been a cornerstone in the community for decades, programs like the adult learning center and after school tutoring program provides a much-needed service to the area. This proposal recommends continued and expanded support for this non-profit as its increased capacity will have a direct correlation to the success of the community and its residents.

Recreational Space

The MacArthur corridor has great sources for recreation, The Proctor Center, Carver Center, The John Gwynn Jr. Aquatic Center, John Gwynn Jr. park, and Martin Luther King Jr. Parks provide public gathering space and objects for youth to interact with. The primary recreational hubs flank the assisted senior living housing. To increase the value of outdoor recreation to the surrounding senior residents, an outdoor fitness area for seniors is proposed at Martin Luther King Jr. Park. Also, a dog Park for pet owners to gather. Since basketball is the most popular sport in the area, new basketball court paving is proposed, covered in an artistic intervention of color and vibrancy to pay tribute to the rich history of the court, and the game.
Fig. 019: Land Ownership Map
(Source: 2019 Peoria County Geographic Information System)
Fig. 020: Detailed Revitalization Map

Legend

- Recreational
- Workforce Housing
- Park
- Commercial
- Mixed Use
- Young Professional Housing
- Religious
- Educational
- Senior Citizen Housing
- Civil
- Multifamily Housing

Existing Assets
1. Fire Department
2. Valeska Hinton School
3. PCCEO Headquarters
4. PCCEO Headstart
5. Martin Luther King Jr. Park
6. John Gwynn Park
7. Urban League
8. NAACP

Proposed Assets
A. Community Air Market
B. South Village Plaza
C. Arts & Culture Center
D. Art Garden
E. Health & Fitness Center
F. Food Truck Lot

Community Components
- Recycling/Waste Receptacles
- Outdoor Seating
- Bus Stops
- Street/Pedestrian Lights
- Traffic Lights
- Community Lights
- Community Garden
Commercial District

The Commercial district, anchored by the proposed community market and community plaza, is the face of the MacArthur Corridor’s revitalization. Its purpose is to draw customers from all over the city of Peoria to spend money in the South Village area. Not only will this district provide jobs and business development opportunities for existing residents, but it will also create a stabilizing economic node that will be the catalyst for elevating the economic value and potential for the area. Also, many of the daily needs of the residents cannot be fulfilled within walking or biking distance. By placing a border of commercial zoning around the South Village, starting with MacArthur, the residents have commercial access surrounding their homes and the City has commercial access through the primary corridors that border the neighborhood. The larger opportunities for economic engagement will be reserved for lots that flank the MacArthur corridor. The city blocks that share their eastern edge with MacArthur will be mixed-use developments, with commercial on the ground level and residential on the second and third. The mixed-use developments, technically within the young professional’s district will house various live/work conditions. Professional services, restaurants and boutiques will draw people from the commercial edge and serve as the welcoming threshold into the neighborhood’s interior. By encouraging the use of office space at the ground level, mixed-use developments could be the first operating space for a entrepreneur graduating from a small business incubator within Peoria, that has living quarters, amenities, and necessities within walking distance of the office.

Existing Commercial and Community Assets

Valley Park Shopping Center
- Shell (Automotive Fuel)
- City Fashion (Clothing Retail)
- CEFCU (Credit Union)
- Maxie (Beauty Supply Retail)
- Jackpot Supermarket (Convenience/Retail)
Little Dave’s Ribs and More

One Stop Market

Winter’s Barber Shop and Beauty Salon

Que for You Dining

Jr.’s Kitchen

NAACP

Revelations Car Lot

Fire Station
Community Air Market

The Community Air Market is a bazaar-style market that has the primary role of “grocery store” for the South Village community. In addition to providing local produce and food, the configuration and construction also allow for small pop up shops to be leased for local entrepreneurs to sell their wares.

Potential Partnerships:
- LISC
- Local Foods/Local Places
  - (Food Equity Center)
- Zion Coffee Bar

Square Footage Analysis:
- 13 Vendor Spaces
- 5-615 SF Retail Spaces
- 2-150 SF Retail Spaces
- 5-296 SF Retail Spaces
- 1-926 SF Retail spaces
- 1-150 SF Recycling Center
South Village Plaza

The South Village Plaza will serve as a recreational hub for the area. The commercial aspects divide the lot into two medium-sized restaurants and two retail spaces. The plaza will be an attractive draw to bring customers into the businesses and the backdrop of the plaza interior will afford a lively and engaging view from the street.

Potential Partnerships:
- Peoria Parks District
- Peoria Civic Center

Square Footage Analysis:
4 commercial Spaces
1-931 SF Retail Space
1-853 SF Daycare
1-2,698 SF Retail Spaces
1-2,469 SF Dining Spaces
Arts and Culture Center

The arts and culture center represents the zeitgeist of the community, which provides insightful and timely books sold in the bookstore, local art displayed and sold in the art gallery, and the historical significance of the South Village displayed in the museum, the arts and culture center is to embody the past, present and future heritage of the south end.

Square Footage Analysis:
3 Commercial Spaces
1-432 SF Museum
1-649 SF Bookstore
1-1,705 SF Art Gallery

Legend
1 - Art Gallery
2 - Exhibition Space
3 - Book Store
4 - Museum
5 - Restroom
6 - Storage
Food truck lot

The food truck lot is an existing parking lot converted into a dining experience close to the neighborhood. Ambitious entrepreneurs can develop their mobile restaurants on this site, feeding residents, visitors, and employees that work in the area.

Legend

1 - Food Truck
2 - Seating
3 - Existing Drive Isle
Renovated / Relocated Existing Businesses

Valley park is the current commercial center of MacArthur. Its position near the bridge on MacArthur’s east side is a perfect complement to the bulk of the commercial development going toward the south end of MacArthur’s Westside. Even and distributed coverage will assist in the development of the remaining land over time. New painting to unify the new corridor aesthetic, a landscaped edge, a partial permeable paver lot and new signage is recommended.
Quality housing is of paramount importance to the south village area (per surveys and interviews with residents). 41.4 percent of homes on the southside were built before 1939, and 75.5 percent of the homes are over 50 years old (Source: Tri-County Regional Planning Commission - 2012). With an aging housing stock comes potential health hazards, thus the solution of new construction is recommended. While renovations are preferred to maintain the historic character of the local architecture, dilapidated conditions and associated project costs may make renovations not feasible. New construction housing must be resilient, energy-efficient, and embody high design standards. A bold and modern look rendered in natural materials will proudly continue the legacy of the South Village’s extraordinary architectural culture.

Research has consistently shown the importance of the housing sector on the economy and the long-term social and financial benefits to individual homeowners. In addition to tangible financial benefits, homeownership brings substantial social benefits for families, communities, and the country as a whole. Homeownership and stable housing is the catalyst for community synergy and prosperity. Research supports the positive impact of homeownership and the stability of quality housing for long term leasing.

The benefit sectors include but are not limited to:

1) Educational Achievement
2) Civic Participation
3) Health Benefits
4) Crime
5) Public Assistance
6) Property Maintenance and Improvement

Because of these extensive social benefits, what economists call positive externalities - policies that support sustainable homeownership are well justified. (Source: Social Benefits of Homeownership and Stable housing, Yun & Evangelou, 2016)
Young Professionals Housing District

To fulfill the goal of the City of Peoria’s comprehensive plan to attract and retain younger residents, as well as expand the tax base to invest, spend, and pay property taxes in the area. The young professionals district is the recommended solution. With proximity to the commercial district, the young professionals district (YPD) is a vibrant, connected and energetic area that feeds directly from the commercial corridor. From live/work housing to single-family homes the YPD can adjust to fit the needs of tomorrow’s young adults. Amenities, work, and necessities are all within walking and biking distance. To implement the young professionals district, city incentives such as down payment assistance to nurses, teachers, and small business owners is recommended. Along with financial incentives, the vision of the future development will make purchasing a home in this area attractive to potential buyers.
Housing Prototype: YP-021

This single-family home has an open plan concept. The ground level is filled with light from the kitchen, and separate stairs lead to each floor. There is one bedroom on each level totaling three bedrooms and three bathrooms. A raised foundation allows the homeowner to build out more bedrooms in the basement and meet code requirements.

Square Footage Analysis:
2 Bedrooms
2 Bathrooms

1,597 SF (Livable)
614 SF (Basement)

*Elevated basement for code compliant bedrooms at the basement level.*
Housing Prototype: YP-022

This single-family home has an integrated carport below a concealed outdoor space. The interior of the house has an open concept plan with three bedrooms on the third floor. With plumbing hookups for an extra bathroom and a raised foundation for additional code, compliant bedrooms create the capacity for various living situations.

Square Footage Analysis:
3 Bedrooms
3.5 Bathrooms

1,790 SF (Livable)
856 SF (Basement)

*Elevated basement for code compliant bedrooms at the basement level.*
Housing Prototype: YP-023 (Accessible alt.)

This modern ranch style house is ideal for flexible living arrangements. The classic dog-trot style layout of the floor plan gives the owner the ability to turn the separate bedroom into a study or rent it out to a tenant. A handicap-accessible option would result in the elimination of the basement and a slab on grade foundation to generate an easy circulation strategy into and about the home. The courtyard, ideal for entertaining connects the front yard with the rear yard. This positions the home as a controlled threshold defining exterior space.

Square Footage Analysis:
2 Bedrooms
2.5 Bathrooms

1,307 SF (Livable)
682 SF (Basement)

*Elevated basement for code compliant bedrooms at the basement level.*

* Handicap accessible option.*
Housing Prototype: MU-011

This mixed-use development was designed with small retail shops and restaurants in mind for the ground occupation. Each building offers two separate commercial spaces. Each residential unit occupies an entire floor, offering three bedrooms, two full baths, and two decks. An enclosed central staircase with controlled entry points ensures privacy.

Square Footage Analysis:
Residential
2 Units
1,366 SF (Livable per unit)

Commercial
2 Units
Unit 01: 807 SF (Livable)
Unit 02: 596 SF (Livable)
Shared Basement: 525 SF
Housing Prototype: MU-012

This mixed-use building (which is ADA accessible at ground level) is designed to house professional service offices. The two units in the upper floors open to generous loft spaces that each includes three bedrooms, 3 bathrooms, and a large deck. An enclosed central staircase with controlled entry points ensures privacy.

Square Footage Analysis:
Residential
2 Units
1,898 SF (Livable per unit)

Commercial
2 Units
Unit 01: 1,643 SF (Livable)
Unit 02: 1,643 SF (Livable)
Shared Basement: 525 SF
Workforce Housing District

The Workforce Housing District represents the interior occupation of the South Village Neighborhood. The families that live in this district will potentially comprise 80% of the residents represented in the area. With affordable housing executed at a high design standard, these homes will be the catalyst for redefining what an American affordable home looks like. Complying will all IDHA and HUD standards to increase the likelihood of access to affordable housing assistance programs, these homes are designed for middle-class families. The prototypes represented in this district can be augmented to accommodate multiple living situations, from multi-generational to sub-lease support. The importance of high design standards in affordable housing helps to shift the narrative from a bare minimum approach to a housing solution that shows the people that they are integral, important, and deserve a beautiful place to live. Many American housing solutions favor cost optimization over quality, leading to more maintenance costs, low resiliency, and ultimately health concerns for it’s inhabitants. With thoughtful design, high quality housing can be achieved, this solution can be financially feasible, adhere to assistance related guidelines, and provide a positive environment for its inhabitants.
Housing Prototype: NO-001

The neighborhood officer’s residence, with its corner occupation, exterior vantage points and drive isle parking that makes the police cruiser visible while protected. Through interviews with residents, the north end of the south village is one of the areas where criminal activity may have a presence. This house and occupant will help deter crime in the area.

Square Footage Analysis:
3 Bedrooms
3 Bathrooms

1,928 SF Livable
594 SF Basement
Housing Prototype: WF-031 (Accessible alt.)

This prototype is an open plan solution suitable for a working-class family. Taking some aesthetic cues from the warehouse district, this refreshing palette contrasted with natural materials covers an industrial layout that holds exciting special opportunities inside. The central enclosed garden brings nature to the center of the home. The large vaulted ceiling enhances the interior dynamics of the space. A handicap-accessible option would result in the elimination of the basement and a slab on grade foundation to generate an easy circulation strategy into and about the home.

Square Footage Analysis:
3 Bedrooms
2.5 Bathrooms

1,337 SF (Livable)
308 SF (Bathroom)

* Handicap accessible option
Housing Prototype: WF-032

This house is ideal for family living. A long galley style kitchen is integrated into the living room, this not only optimizes the public space but also creates an area ideal for entertaining. Each of the secondary bedrooms come with a built-in desk to provide potential students with a dedicated space to do homework. The master suite comes with a large deck that faces the street. The facade is rendered in stucco with a contrasting wooden band acting as the guardrail to the master deck.

Square Footage Analysis:
3 Bedroom
2.5 Bathrooms

1,519 SF (Livable)
225 SF (Basement)
Housing Prototype: WF-033

This house is ideal for a starter home, with proportionate spaces organized within a low footprint, this home offers a 1+ car garage, loft spaces, and a generous living arrangement.

Square Footage Analysis:
3 Bedrooms
2.5 Bathrooms

941 SF (Livable)
590 SF (Basement)

*Elevated basement for code compliant bedrooms at the basement level.
Housing Prototype: WF-034

This home offers a two-car garage, an exterior deck with storage underneath, and a generously lit basement. With the possibility of constructing 5 bedrooms, this space could be used for multi-generational living or a sub-leased tenant situation.

Square Footage Analysis:
3 Bedrooms
2.5 Bathrooms

1,421 SF (Livable)
773 SF (Basement)

* Elevated basement for code compliant bedrooms at the basement level.
EDUCATION / ECONOMIC REVITALIZATION

The aim of this proposal is not only to enhance the aesthetics of the area but to have a comprehensive revitalization strategy that impacts the lives of existing residents in a meaningful way.

Education plays a pivotal role in economic empowerment. It is the catalyst of opportunity. To address the poverty issue, one must also equally address education and lack of employment opportunity. IDG (through interviews and report analysis) identifies construction as a primary pipeline to career entry and sustained wealth for most economically disadvantaged families. Union jobs in a strong industry could help bridge the median income gap from the South Village Area ($21,730/yr) to the rest of Peoria ($51,423/yr). To achieve this, programs must be organized to introduce and train the applicant. Also, a facility must be built to facilitate the training and learning to take place.

HEALTHCARE

Local healthcare infrastructure is essential in areas where residents may have restricted mobility or lack of transportation. The South Village neighborhood requires a shift in attention towards health due to issues such as lack of access to nutritional foods, healthcare, transportation, and finances.

Urgent care centers have become an integral part of the healthcare system. Their growing popularity is due primarily to convenient office hours and the ability to quickly treat acute conditions ranging from infections to fractures. 31 to 40-year-olds use them most often, but these centers could also be utilized by the senior population-based on the proposed facilities’ location. Visits to an urgent care facility may cost less than going to a doctor’s office (Source: The Future Evolution of the U.S. Healthcare Entitlement System, Randall D - Healthcare: Current Reviews - 2016). The solution to the healthcare need of the community is addressed in 5 parts:

1) Provide nutritional food and produce through the community air market.
2) Provide an urgent care facility to address physical health.
3) Include a small pharmacy near the senior living facilities.
4) Provide a counselor’s office to address mental health issues.
5) Introduce a fitness studio to encourage daily exercise.
Workforce Training Center

The Workforce Training Center is the central hub for acquiring skills and adult education in the South Village offering courses and programs that teach residents construction trades. This facility is designed to be a catalyst for community-driven revitalization in the area. By increasing the number of skilled trades people in the area, not only can new construction be easily facilitated, but community residents can participate in some of the wealth-generating revitalization that takes place in their community. This opportunity also offers a central node to facilitate a perpetual improvement of the surrounding context, equipping nearby residents with the creative power and skill to shape their environment.

Potential Partnerships:
- Tri-County Urban League
- PCCEO
- ICC
- LISC

Square Footage Analysis:
2 Commercial Spaces
4 Industrial Spaces
South End Banquet Hall

The South End Banquet Hall is the primary destination used for celebratory events. Residents will have a central place to hallmark its achievements and notable events. The commercial kitchen offers a unique opportunity to support local businesses, for those who specialize in baked goods or prepared meals, there is a flexible and nearby solution to meet product demand when a residential kitchen is not able to accommodate a growing business.

Potential Partnerships:
Tri-County Urban League
PCCEO

Square Footage Analysis:
2 Commercial Spaces

811 SF Banquet Hall
2,433 SF Commercial Kitchen

Legend
1 - Parking Lot
2 - Elevator
3 - Stair
4 - Banquet Hall
5 - Stage
6 - Commercial Kitchen
7 - Restroom
Mental and physical health is of paramount importance to a community with residents of a diverse age range. Some residents may not have the mobility necessary to reach health care facilities. The project proposes a health and wellness center providing clinic style treatment. A therapy office to provide counseling services to the residents. One aim of many hospitals is to create more efficiency by cutting down the reliance and usage of emergency room visits. By placing a facility in this corridor, people can receive the treatment they need within the proximity of their neighbors.

Potential Partnerships:
OSF

Square Footage Analysis:
3 Commercial Spaces

888 SF Counselor’s Center
2,094 SF Urgent Care Clinic
1,708 SF Fitness Studio
RECREATION

The MacArthur Corridor has great opportunities for residents to engage in recreational activity. The primary draw from the corridor is Dr. Martin Luther King Jr. Park; it has medium visibility and easy pedestrian, bicycle, and automotive access. This proposal suggests some renovation of park equipment and the addition of a dog park and senior outdoor exercise equipment. John Gwynn Park is another outstanding example of recreational opportunity along the corridor. However, the visibility of this park from the corridor is low; due to this issue, wayfinding signage is the primary solution to enhance this existing asset. Within the commercial district, opposite Martin Luther King Park is a proposal for The South Village Plaza. A courtyard plaza where the public can sit and eat food near eateries and retail establishments, hold outdoor festivals, events, movie nights, live performances, etc. The suspended screen can be an animated display for any event. When not in active use it can serve as a central billboard for community events and happenings. Since the most commonly used platforms for learning about community events were local television (38%), and word of mouth (12%)(Source: Near Southside Neighborhood Needs Assessment Results), residents will have a physical landmark to refer to for all community-related information.

Martin Luther King Park.: MLK-001

Martin Luther King Jr. Park renovations include:
1) Repave and repainted basketball courts.
2) Demolish old jungle gym and replace with an outdoor senior exercise area.
3) New outdoor benches and seating.
4) New Dog Park.
5) Repaint existing gazebo.
6) Provide an overhead covering for the existing jungle gym near the fire station.

John Gwynn Jr.: JGP-001

John Gwynn Jr. Park renovations include:
1) Clearing and repainting existing tennis courts.
2) Map-based wayfinding signage at park entrances.
3) Repainting existing jungle gym.
COMMUNITY COMPONENTS

To create a sense of place and elevate the perception of the neighborhood from passers-by, typical infrastructural elements have been redesigned. This design draws from natural and organic forms and materials. These infrastructural objects are designed to be environmentally responsible and in some cases can be utilized for multiple functions.

Community components include:

- Upgraded benches and outdoor seating.
- Solar-powered street and pedestrian lights.
- Wayfinding signage to direct travelers to existing assets within the community.
- Public Recycling and wastebins at key pedestrian cross points.

MOBILITY

MacArthur Highway is a prominent north-south thoroughfare that connects the Southside to greater Peoria and it has an average daily of 10,300 vehicles per day (Illinois Department of Transportation). The South Village is a walkable neighborhood with an interconnected street grid and alley system throughout. However, those with disabilities may not have convenient access to sidewalk, crosswalks, and parking. Besides, there is limited lighting along the streets of the Southside, making bikers and walkers vulnerable and sometimes undetectable at night. A large portion of the population walks or bikes to destinations within the neighborhood. However, there are few employment centers on the Southside so walking or biking to work is impractical for most workers. The Southside is presented with a clear challenge. The neighborhood is isolated from the remainder of the city by the physical barriers of the river bluffs and has been presented with limited options to traverse. There are no multi-use trails or greenways available on the southside. Though the community has numerous parks, they are not connected through any trail system. With proximity to the river, the neighborhood is ideal for a greenway or walking path connecting residents with a beautiful natural resource.
Bus Stop Design

Public transportation is of the utmost importance to this area. Not only does it provide transportation to jobs, but it connects the area with the rest of the city. In addition to upgrading the municipal transportation system, it’s supporting elements such as bus stops can be designed in a way to heighten the profile of public transit. With an integrated billboard at every bus stop community leaders and event planners will have a direct line to the populous. This communication is essential for community engagement and civic unity.

Sustainable Automobiles

The market for electric vehicles is rapidly increasing. To prepare for this market swell communities must plan for the special needs of these types of vehicles. By creating an ordinance or requirement for car charging stations in parking lots the city can position itself to better its air quality, while keeping up with the change in personal transportation. For free or for profit, these stations must be constructed in the near future.

To accommodate the parking needed to support the proposed Community Air Market and Commercial Plaza, a solution that provides parking for 60-70 vehicles could be established.
ARTS AND CULTURE

- Preserve, celebrate, challenge, and invert community identity.
- Engage participation in civic life.
- Inform, educate, and learn from diverse audiences.
- Communicate across demographic and socio-economic lines.

Art can influence society by changing opinions, instilling values and translating experiences across space and time. Research has shown art affects the fundamental sense of self. Painting, sculpture, music, literature and other arts are often considered to be the repository of a society’s collective memory. Art presents what fact-based historical records cannot: how it felt to exist in a particular place at a particular time. Art in this sense is communication; it allows people from different cultures and different times to communicate with each other via images, sounds, and stories. Art is often a vehicle for social change. It can give voice to the politically or socially disenfranchised. A song, film or novel can rouse emotions in those who encounter it, inspiring them to rally for change.
Crime Prevention Through Environmental Design (CPTED)

Built environment implementation of CPTED seeks to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The six main concepts are territoriality, surveillance, access control, image/maintenance, activity support, and target hardening. The “broken window” principle demonstrated how neglected zones invite crime, and reinforced the need for good property maintenance to assert visible ownership of space. Appropriate environmental design can also increase the perceived likelihood of detection and apprehension, known to be the biggest single deterrent to crime.

Wide-ranging recommendations include the planting of trees and shrubs, the elimination of escape routes, the correct use of lighting, and the encouragement of pedestrian and bicycle traffic in the streets. Tests show that the application of CPTED measures overwhelmingly reduces criminal activity.

Natural Surveillance

- Design streets to increase pedestrian and bicycle traffic.

- Place windows overlooking sidewalks and parking lots.

- Use passing vehicular traffic as a surveillance asset.

- Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.

- When creating lighting design, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas.

- Ensure potential problem areas are well lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children’s play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.

- Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).

- Natural surveillance measures can be complemented by mechanical and organizational measures. For example, closed-circuit television (CCTV) cameras can be added in areas where window surveillance is unavailable.

Natural Access Control

- Use low, thorny bushes beneath ground-level windows. Use rambling or climbing thorny plants next to fences to discourage intrusion.

- In the front yard, use waist-level, picket-type fencing along residential property lines to control access, encourage surveillance.

- Use shoulder-level, open-type fencing along lateral residential property lines between side yards and extending to between back yards. They should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing (for example, masonry) between a backyard and a public alley instead of a wall that blocks the view from all angles.

**Natural Territorial Reinforcement**

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.

- Provide trees in residential areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, more safe, and more likely to be used than similar spaces without trees.

- Restrict private activities to defined private areas.

- Display security system signage at access points.

- Avoid chain link fencing and razor-wire fence topping, as it communicates the absence of a physical presence and a reduced risk of being detected.

- Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.

- Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.

**Maintenance**

Maintenance is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. Broken Windows theory proponents support a zero tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future. Vandalism falls into the broken windows category as well. The faster the graffiti is painted over, the less likely one is to repeat because no one saw what has been done. Having a positive image in the community shows a sense of pride and self-worth that no one can take away from the owner of the property.

**Activity support**

Activity support increases the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity. By placing signs such as caution children playing and signs for certain activities in the area, the citizens of that area will be more involved in what is happening around them. They will be more tuned into who is and who isn’t supposed to be there and what looks suspicious on day-to-day life.
**SUSTAINABILITY**

The emerging sustainability ethic may be more interesting for what it implies about policy than for what it promises about ecology (Hempel Ref. 24)

This ethic can be seen as a direct result of increasing climate change phenomena occurring worldwide. A large contributor to these phenomena correlate directly with the design of cities and communities. 55 percent of the world live in urban areas (United Nations Development Program). To ensure healthy, sustainable, resilient communities for future generation every development and planning effort must be viewed through the paradigm of its contribution to the environment at large.

Interventions in this proposal include but are not limited to:

1) Permeable paving for all new and redeveloped parking lots and hardscaped surfaces

2) Solar power for pedestrian and street lighting.

3) Solar power for new commercial and residential developments.

4) Electric car charging stations to accommodate the projected market increase of electric vehicles.

5) Recycling combined with public waste receptacles.

6) Community recycling centers for self-sorted recycling.

**REVITALIZATION PHASING**

Responsible redevelopment is typically executed in phases. This not only makes a large effort more feasible for residents and policymakers, but helps build momentum creating visible change that can assist in supporting later phases of development. The general revitalization phasing strategy is two-fold.

1) Redevelop lots owned or controlled by the city first. Once complete, create initiatives to acquire or support the redevelopment of privately-owned vacant or dilapidated lots.

2) Build housing, for commercial activity to thrive, the residents that support local businesses must increase.

Below is a recommended implementation checklist to attribute the ideal timetable to accomplish each stage of this redevelopment proposal.

**Phase I (2020-2022)**

- Construct “I Heart South Village” Sign.

- Install and upgrade community components including street lighting, outdoor seating, recycling/waste receptacles and bus stops.

- Complete MacArthur Bridge Mural.

- Form partnerships with community members, organizations, and developers to execute all phases of revitalization.
Phase I (2020-2022) Continued

- Acquire/organize privately owned dilapidated lots.

Phase II (2021 - 2024)

- Begin construction of Community Air Market.
- Approve Food Truck Lot.
- Begin construction of South Village Plaza
- Begin construction of Health and Wellness Center.
- Improve workforce housing stock

Phase III (2023 - 2025)

- Begin construction of Workforce Training Center.
- Begin Construction of Arts & Culture Center.
- Begin Martin Luther King Jr. Park renovations.
- Begin John Gwynn Park renovations.
- Diversify tax base by developing young professionals district housing.
References:

1) Urban Renewal Plan, Vilican-Leman - 1969
2) Southside Plan, City of Peoria Department of Planning and Growth Management - 1992
4) Western Lincoln Jefferson, City of Peoria Department of Planning and Growth Management - 1995
5) Heart of Peoria Plan, Duany Plater-Zyberk & Company - 2002
6) U.S. Census, Census Bureau - 2010
7) The City of Peoria Comprehensive Plan, City of Peoria - 2011
8) Art + Soul: Our Town Arts and Culture Plan for Peoria South Side Neighborhood, Arts Partners and Tri-County Regional Planning Commission - 2012
9) South Village TIF Redevelopment Plan, Teska - 2013
10) Realizing A Healthy Heart of Peoria, University of Illinois at Urbana-Champaign - 2016
12) Downtown Residential Market Study (2016)
13) U.S. Census American Community Survey, Census Bureau - 2017
14) Downtown Residential Market Study (2018)
15) Near Southside Neighborhood Needs Assessment (IHDA 2019)
16) Near Southside Neighborhood Revitalization Research Summary and Survey (IDG 2019)
17) 1 Global Co-working UN Conference, United Nations - December 2017
20) Social Benefits of Homeownership and Stable Housing Research Division, Lawrence Yun, Ph.D. and Nadia Evangelou - December 2016
21) Building Community School Systems: Removing Barriers to Success in U.S. Public Schools, Abel McDaniels - August 2018
22) http://www.tcpul.com/education
23) Goals 11: Sustainable Cities and Communities, United Nations Development Program - 2019
24) Conceptual and Analytical Challenges in Building Sustainable Communities, Lamont C. Hempel - 2000
ACKNOWLEDGMENTS

- Denise Moore (1st District Council-Woman)
- McFarland Bragg (PCCEO)
- Robin Berry (PCCEO)
- Kimberly Smith (City of Peoria)
- Prairie View A&M University
- Larry Ivory (Illinois Black Chamber of Commerce)
- Tommy Arbuckle (AFE Construction)
- Jonathon Romain (Art Inc.)
- Martha Ross (SCUC)
- Derrick Booth (Peoria Public Schools)
- Laraine E. Bryson (Tri-County Urban League)
- Marvin Hightower (NAACP)
- Pam Adams (Journal Star - retired)
- Fred Stewart (LISC)

- Jessica Weitzel (LISC)
- Beau Sutherland (Civic Center)
- Michael Freilinger (DDC)
- Chris Setti (GPEDC)
- Lisa J Fuller (OSF)
- AJ Guyton (Peoria Public Schools)

List of organization/stakeholder interviews

- Denise Moore July 2019
- PCCEO July 2019
- Tri-County Urban League July 2019
- NAACP July 2019
- LISC July 2019
- Art Inc. July 2019
- AFE Construction July 2019
- Downtown Development Corporation July 2019
- Greater Peoria Economic Development Council July 2019
- Martha Ross July 2019
- Derrick Booth July 2019
- AJ Guyton July 2019
SOUTH VILLAGE REVITALIZATION PLAN: MACARTHUR HIGHWAY CORRIDOR

The City of Pensacola has eight distinct neighborhoods, each with its own culture, heritage, and identity. This plan looks at four communities, all of which have been impacted by the rise of suburban development along I-10, resulting in a loss of sense of place and character in urban areas.

Legend
- Multi-Family Housing
- Professional Housing
- Senior Citizen Housing
- Moderate Income Housing
- Public Housing
- First Responders
- Affordable Housing
- Moderate/Cheap Housing
- Mid-Range Housing

MACARTHUR REVITALIZATION MAP

SOUTH VILLAGE MAP

Implementation Checklist

Phase I (2020 - 2022)
- Construct "I Heart South Village" Sign.
- Install and upgrade community components including street lighting, outdoor seating, recycling/waste receptacles and bus stops.
- Complete MacArthur Bridge Mural.
- Form partnerships with community members, organizations, and developers to execute all phases of revitalization.
- Acquire/organize privately owned dilapidated lots.

Phase II (2021 - 2024)
- Begin construction of Community Air Market.
- Approve Food Truck Lot.
- Begin construction of South Village Plaza.
- Begin construction of Health and Wellness Center.
- Improve workforce housing stock.

Phase III (2023 - 2025)
- Begin construction of Workforce Training Center.
- Begin Construction of Arts & Culture Center.
- Begin Martin Luther King Jr. Park renovations.
- Begin John Gwynn Park renovations.
- Diversity tax base by developing Young Professionals' District housing.
There are eleven major vehicular entry points to access The City of Peoria, these entry points are thresholds of welcome for visitors and returning residents. The narrative of an access point provides a crucial opportunity to establish a sense of place as well as a visual claim to the boundaries of the city. The “Southern Gate” access point located northeast on SW Adams near its junction to Interstate Highway 474. City Marketing Signage at each approach is ideal for city culture. By deploying a unified brand aesthetic for all city marketing material, a cohesive and organized image can be maintained. It is also recommended to incorporate a monument or visual intervention, be it art-based, architectural or engineered. This will generate an excitement and curiosity about the area and its people. Lastly, it is recommended that some civic or commercial destination be in close proximity to the access point to further activate and engage the traffic surrounding it. By strategically locating successful commercial enterprises near the entry of the city, visitors and residents will gain the impression that The City of Peoria is open for business.

SOUTHERN GATE REVITALIZATION
STRATEGIC MAP

The locations of the gateway interventions are shown on the map. Through these interventions the strategy seeks to generate a narrative that welcomes, visually entices, and draws in people through commercial engagement. These interventions if executed, can provide a branding threshold developed from the perspective of place making. This strategy can be used to serve the city’s interests, as well as provide solutions to location specific challenges.

A. SW Adams Overpass Screen
   - Length: 165 ft
   - Height: 12 - 15 ft

B. Welcome to Peoria Sign
   - Monolithic sign suggested
   - Sign to be derived from existing city marketing aesthetics

C. Location for future commercial establishment
   - (Cafe recommended)

D. Location for future commercial establishment
   - (Supermarket renovation recommended)

Implementation Checklist

<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Construct screen for SW Adams St. overpass</td>
</tr>
<tr>
<td>II</td>
<td>Construct “Welcome to Peoria” Sign</td>
</tr>
<tr>
<td>III</td>
<td>Begin planning for supermarket lot revitalization</td>
</tr>
</tbody>
</table>

Welcome to Peoria Sign

To maintain branding continuity, the proposed “Welcome to Peoria sign is derived from the city’s adopted logo. Using this approach a unifying element can be easily recognized as belonging to the City of Peoria.
Recommended Community Components:
1. Waste and recycling receptacles
2. Solar-powered lighting with integrated banners
3. Benches and outdoor seating
4. Bicycles
5. Wayfinding signage

**A** Single Family Home

- Mixed-use medium-density multifamily housing with commercial space on the ground level create a pedestrian-friendly thoroughfare that enhances the economic potential of the western corridor.

**B** Single Family Home

- Pockets of existing single-family homes flank the north and south ends of the Howell/Victor/Western commercial center. These homes bring a sense of calm to the street, bringing with it the pace and sensibilities of an urban neighborhood.

**C** Mixed Use Housing

- Mixed-use development will increase the catchment area for local businesses while providing a space for new businesses to operate. New construction on clusters of city-owned lots will have a great impact on the future image of the surrounding environment.

**D** Mixed Use Housing

- Install community components such as street lighting, benches, waste receptacles, resurfaced road, etc.

**Implementation Checklist**

**Phase I** (2020 - 2022)
- Install community components such as street lighting, benches, waste receptacles, resurfaced road, etc.

**Phase II** (2021 - 2023)
- Begin construction of mixed-use developments.

**Phase III** (2023 - 2024)
- Begin construction of single-family housing.
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Kim Smith)
DATE: December 5, 2019
CASE NO: PZ 19-N
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code relating to Truck Parking

Staff respectfully requests a deferral of this case to the January 2020 meeting.
TO: City of Peoria Planning & Zoning Commission

FROM: Community Development Staff

DATE: December 5, 2019

CASE NO: PZ 19-32

REQUEST: Continue the Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the updated Thoroughfare Plan.

SUMMARY OF PROPOSAL

The City of Peoria is requesting to amend the Official Comprehensive Plan by incorporating the updated Thoroughfare Plan as provided.

BACKGROUND

The Thoroughfare Plan and Map is an essential component of future planning for every community and represents the future goals for transportation accommodations as found in the City Comprehensive Plan. The City of Peoria’s current Thoroughfare Plan was created with the 2001 Comprehensive Plan and is therefore eighteen years old. The City’s 2011 Comprehensive Plan includes a recommended update to the Thoroughfare Plan as a critical element, but because of staffing and budgetary issues, the City has not been able to update the plan.

As private development typically follows public infrastructure, it is important to clearly outline where planned growth within the City of Peoria is focused over the next decade. In addition to showing current and proposed streets, the updated Thoroughfare Plan will also – for the first time – include alternative transportation corridors and accommodations, such as bike lanes, bike/walk trails, and other non-vehicular corridors. Also, this plan attempts to address the challenges of significant street network maintenance costs and stormwater runoff while setting the groundwork for a future that will include fewer personal vehicles and more shared vehicles, non-vehicular traffic, and eventually, autonomous transportation. The proposed Thoroughfare Plan has the following Goals:

1. Develop a transportation system for motorized, non-motorized vehicles, and pedestrians to ensure safe and efficient movement of people and goods throughout Peoria.
2. Identify locations where existing street width and lane dedication can be modified to accomplish Goal 1 and to reduce long-term maintenance costs and negative environmental impact.
3. Ensure streets serve existing and proposed developments to the greatest extent possible.
4. Increase the development of traditional grid street systems to move traffic move efficiently while reducing the need for unnecessary vehicle movement.
5. Create a logical street hierarchy that reduces unnecessary traffic in residential areas.
6. Implement the Complete Streets Policy adopted by the City Council in 2015. Specifically, to create streets that are designed and operated to enable safe access for all users, in that pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can safely move along and across a street.

The Thoroughfare Plan also includes the revised specifications for public streets that have occurred since 2002. These revisions include the narrowing of streets and rights-of-way and an improvement to the quality of street construction and non-vehicular accommodation. The plan provides the necessary re-classification of streets in Peoria to different designations in order to accommodate future down-sizing or upgrading. Much like the designation of future transportation corridors, the re-classification of existing streets and other transportation corridors greatly assists in the future planning of the City.

STAFF RECOMMENDATION

City Staff (Community Development & Public Works) recommends approval of the proposed plan and map.

ATTACHMENTS

1. Proposed Thoroughfare Plan (The City’s contractor is continuing to edit the plan document and it will be forwarded as an addendum to the commission packet prior to the meeting date)
TO:         City of Peoria Planning & Zoning Commission
FROM:       Development Review Board (Prepared by Kerilyn Weick)
DATE:       December 5, 2019
CASE NO:    PZ 19-L
REQUEST:    Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code relating to Short Term Rentals, with a request from Staff to defer to the January meeting.

Staff requests the recommendation be deferred to the January meeting in order to hold a public meeting on the request. Staff from the Community Development will host a public meeting Monday, December 9, 2019 at City Hall, Room 400 at 6:00 PM. The purpose of the meeting is to provide an overview of the proposed text amendment and receive public comment. The meeting will inform any modifications to the recommendation before the January Planning and Zoning Commission hearing.

SUMMARY OF PROPOSAL
The Code of the City of Peoria, Appendix A, the Unified Development Code contains zoning and use standards. The code includes standards which apply to Residential Uses for stays on a month-to-month or longer basis and to Commercial Uses for overnight lodging. The rental of all or part of a dwelling for less than 30 consecutive days is currently not permitted. The proposed text amendment permits short term rentals, as a special use, in residential zoning districts and the class B1 (Downtown Commercial) zoning district. Short term rentals would be permitted in the Form Districts where commerce uses are permitted. The special use process includes notification to neighbors and a public hearing.

The purpose of the proposed text amendment is to promote the public health, safety, and general welfare of both the visitors at the short term rental and the residents in the neighborhood.

The proposed text amendment includes use performance standards on the following topics:
- Compliance with life safety codes – including all sleeping areas
- Compliance with noise, property maintenance, nuisance codes
- Compliance with local licensing or registration

Private covenants and deed restrictions, such as those established by homeowners associations, are still entitled to impose stricter requirements on the use of short term rentals than is proposed by this text amendment.

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS
1. Proposed Ordinance
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO SHORT TERM RENTALS

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Appendix A, the Unified Development Code;

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

5.2.2 Permitted Use Table

<table>
<thead>
<tr>
<th>COMMERCIAL</th>
<th>A1</th>
<th>P1</th>
<th>RE</th>
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<td>Hotel, Motel, Inn, Extended Stay Facility</td>
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</table>

5.3 - USE AND PERFORMANCE STANDARDS

5.3.3 Commercial Use Performance Standards

L. Short Term Rentals

No short term rental establishment shall be permitted unless the following standards are met:
1. The structure and all spaces available for rent (including, but not limited to, spaces for rent for sleeping) meet the requirements of the City's housing, building and fire codes as set forth in the Code of the City of Peoria or the codes adopted by reference.

2. The structure and all spaces available for rent (including, but not limited to, spaces for rent for sleeping) meet the requirements of the applicable Life Safety Code (NFPA 1) as legislated by the State of Illinois and the Office of the Illinois State Fire Marshal as it applies to the occupancy use of the short term rental structure.

3. The owner and all occupants shall comply with the Code of the City of Peoria. The Code of the City of Peoria includes, but is not limited to, property maintenance, alcoholic beverages, public nuisances, and noise.

4. The owner shall comply with the residential property registration code of the City of Peoria, unless exempt by the same code.

5. The owner shall maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.

6. All provisions of the Unified Development Code with respect to the underlying zoning district shall apply, with exception to the conditions, if any, in the special use.

7. The Unified Development Code with respect to short term rentals is not intended to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties, this includes Home Owners Association agreements. If the provisions of this development code impose a greater restriction than imposed by a private agreement, the provisions of this development code will control. If the provisions of a valid, enforceable private agreement impose a greater restriction than this development code, the provisions of the private agreement will control. The City does not enforce or maintain a record of private agreements.

8. In addition to 2.9.13, the special use for a short term rental establishment can be revoked if in violation of the above requirements.

***

5.6 - USE CATEGORIES

5.6.2 Residential Use Categories

A. Household Living

Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>Dish antenna under 1 meter</td>
<td>Bed and breakfast, short term rental, hotel, motel, inn, extended-stay facility</td>
</tr>
<tr>
<td>Two-Family Townhouse</td>
<td>Home occupation (see 5.4.8)</td>
<td>(see Overnight Lodging)</td>
</tr>
<tr>
<td>Apartment Upper Story</td>
<td>Detached garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool</td>
<td>Halfway house, recovery home, residential treatment facility, outpatient treatment facility</td>
</tr>
<tr>
<td>Principal Uses</td>
<td>Accessory Uses</td>
<td>Uses Not Included</td>
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<tr>
<td>------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential Live-Work</td>
<td>Raising of pets</td>
<td>(see Social Service Institutions)</td>
</tr>
<tr>
<td>Residential leasing office</td>
<td>Surface Parking</td>
<td>Boarding house, elderly housing, assisted living facility</td>
</tr>
<tr>
<td>Fraternity, sorority, family care facility, group care facility, nursing home</td>
<td>(see Group Living)</td>
<td></td>
</tr>
</tbody>
</table>

### B. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive car or training.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
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</thead>
<tbody>
<tr>
<td>Boarding house, rooming house</td>
<td>Associated office</td>
<td>Bed and breakfast, short term rental, hotel, motel, inn, extended-stay facility</td>
</tr>
<tr>
<td>Children's home</td>
<td>Food preparation or dining area</td>
<td>(see Overnight Lodging)</td>
</tr>
<tr>
<td>Congregate housing</td>
<td>Recreational facility</td>
<td>Halfway house, recovery home, residential treatment facility, outpatient treatment</td>
</tr>
<tr>
<td>Elderly housing, assisted living facility</td>
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<td>(see Social Service Institutions)</td>
</tr>
<tr>
<td>Fraternity, sorority, student dormitory</td>
<td></td>
<td>Seminary (see Educational Facility)</td>
</tr>
<tr>
<td>Family care facility</td>
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<tr>
<td>Group care facility</td>
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<tr>
<td>Monastery, convent</td>
<td></td>
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<tr>
<td>Nursing home, full-time convalescent, hospice, life care center</td>
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</tbody>
</table>

### 5.6.4 Commercial Use Categories

### D. Overnight Lodging

Accommodations arranged for short term stays of less than 30 days for rent or lease.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel</td>
<td>Associated office</td>
<td>Boarding house, rooming house (see Group Living)</td>
</tr>
<tr>
<td></td>
<td>Bar, tavern, cocktail Lounge, nightclub, restaurant with entertainment</td>
<td>Campground (private), travel trailer park, recreational vehicle park (see Outdoor Recreation)</td>
</tr>
<tr>
<td></td>
<td>Food preparation or dining area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Laundry facility</td>
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</tbody>
</table>
10.0 - DEFINITIONS

10.3 - DEFINED TERMS

Bed and Breakfast Establishment: An operator-occupied residence providing accommodations for a charge to the public with no more than five (5) guestrooms for rent, in operation for more than ten (10) nights in a twelve-month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boarding houses, rooming houses, short term rental, or food service establishments.

Short Term Rental: All or part of a dwelling that is rented for compensation to transient guest(s) for a period less than thirty (30) consecutive days.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS _______ DAY OF _________________________________, 2019

APPROVED:

___________________________________
Mayor

ATTEST:

___________________________________
City Clerk

EXAMINED AND APPROVED:

___________________________________
Corporation Counsel