



Agenda

Planning & Zoning Commission Meeting

Thursday, August 6, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

A. APPROVAL OF JULY 2, 2026 REGULAR MEETING MINUTES

Regular Business

A. **CASE NO. PZ 261-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

Citizens' Opportunity to Address the Commission

Adjournment

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS:**

A regular meeting of the Planning & Zoning Commission was held on Thursday, July 2, at 1:00 PM, at City Hall, 419 Fulton St., in Room 404 with Chairman Branden Martin presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Edward Barry, George Ghareeb, Eric Heard, Branden Martin, Cynthia Rivers, and Richard Unes – 6. Absent: None.

City Staff Present: Eli Berkshier, Isabella France, Debbi La Rue, Josh Naven, Julia Rose, Julie Schmidt, and Kerilyn Weick.

Chairman Martin introduced Commissioner Cynthia Rivers.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Julia Rose.

MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on June 4, 2026; seconded by Commissioner Barry.

The motion was approved unanimously by voice vote 6 to 0.

REGULAR BUSINESS**PZ 184-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Juan Jose Ortiz Espinoza to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Repair, for the property located at 1207 S Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval with the following conditions:

- 1) A new site plan shall be provided showing compliance with the paved parking requirements of UDC Section 8.0. and parking setback requirements of UDC Section 4.3.4.D.
- 2) A landscaping plan shall be provided showing compliance with required front yard and parking lot perimeter landscaping pursuant to UDC Section 8.1.
- 3) The front yard fence shall be reduced to the maximum allowed height of three feet and any chain link material shall be replaced with an allowed material.
- 4) Refuse containers shall be screened pursuant to City Code Section 13-40.
- 5) Code compliant screening will be required if any utility/mechanical structures are added to the site.
- 6) A compliant photometric plan shall be submitted for review if additional lighting is installed.
- 7) The site must comply with the vehicle repair performance standards per UDC Section 5.3.3.G

Chairman Martin called for the petitioner. None were present.

Chairman Martin opened the public hearing at 1:10 PM.

With no public testimony presented, the public hearing was closed at 1:10 PM.

Commissioner Heard read the Findings of Facts.

Motion:

Commissioner Ghareeb made a motion to APPROVE with staff's conditions; seconded by Commissioner Heard.

The motion was approved unanimously by voice vote 6 to 0.

PZ 219-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends denial.

Commissioner Ghareeb asked if any of the existing signs on the property will be removed. Mr. Naven stated that the only current request is to add digital signage to the existing billboard. Mr. Naven stated that if approval is recommended by the Commission, then all the conditions in the memo would need to be added to the site to bring the property up to current standards.

Petitioner, Josh Henson, presented the case. Mr. Henson stated that digital billboard technology was still in its infancy when the Special Use was first granted in 2007, and that the state had no regulations for them at the time either. Mr. Henson stated that this is no longer the case, and that the technology allows for much more flexibility in what can be done with a digital billboard. Mr. Henson stated that there is now technology that allows digital billboards to track the environment around them and adjust their brightness to match the level of light outside, and they will turn off if there is anything wrong with them.

Mr. Henson stated that placing a digital billboard will allow businesses in the area to advertise and increase their revenues, which would in turn increase payroll and taxes.

Mr. Henson stated that this would not be the only digital billboard in the area. Mr. Henson stated that there is one to the south that runs motion video which is closer to the residential area than the subject property is. Mr. Henson stated that the area itself is commercial in nature, and that the sign is not going to be within a residential neighborhood.

Commissioner Heard asked if the petitioner considered the cost or effectiveness of making the property compliant based on the recommendations of the DRB. Mr. Henson stated that from what he understands it's mainly in regard to an on-premise sign that needs to be moved, and that he would be willing to look into moving it. Mr. Henson stated that he is sure there would be a cost to it, and that the lease holder for the site would need to agree with that as well.

Commissioner Unes asked if there was any possibility for the petitioner to work with the City to try and negotiate something. Mr. Henson stated that they are open to discussion options.

Chairman Martin asked if this is just regarding the side facing the north. Mr. Henson stated that this would be for both sides of the sign. Chairman Martin asked if the signs turn off at a specific time of

night. Mr. Henson stated no, but they run at a much lower intensity at night, and the light would not change much for the area when other businesses lit signs are considered.

Mr. Naven stated that the new billboard technology issue is understood, but the petitioner's submittal for the range of viewability for the sign would still impact the nearby residential area to the north off of Knoxville Ave. Mr. Naven stated that business in the area already have multiple other ways to advertise, all of which do not require a digital billboard. Mr. Naven stated that the intent of the sign ordinance is to reduce the impact on users of the public way and to avoid the crowding of multiple signs, which this property already has due to its current non-conformities.

Commissioner Ghareeb asked how long the arms are on the sign. Mr. Henson stated that the sign is 14 ft. tall by 48 ft wide. Mr. Naven stated that the sign is 1344 square ft. Mr. Henson stated that the sign is 672 square ft. per side, and the size is the industry standard for Peoria.

Chairman Martin stated that City Council was attempting to protect the people that live in the nearby residential area and asked if Mr. Henson would live in a home with that sign close by. Mr. Henson stated that he drove by that area earlier and there is only one property that looks like it could be residential, and it still looks like a business. Mr. Naven stated that the property is not a business property.

Commissioner Ghareeb asked if there is a possibility to make the B-length shorter, so it does not project as much. Mr. Henson stated yes, but the angle toward the road is also facing the residential area. Mr. Henson stated that they do not want to decrease it to where it cannot be seen from the road, since that would defeat the purpose of having a sign there in the first place.

Chairman Martin asked if it was possible for the digital billboard to only be on the south-facing side of the sign or if this a situation where that would not be advantageous. Mr. Henson stated that he would be willing to have the amended Special Use just be for the south-facing part of the sign. Mr. Naven stated that Staff will maintain its recommendation of denial.

Chairman Martin opened the public hearing at 1:33 PM.

With no public testimony presented, the public hearing was closed at 1:33 PM.

Commissioner Heard read the Findings of Facts.

Motion:

Commissioner Barry made a motion to DENY; seconded by Commissioner Heard.

Commissioner Barry stated that he supports Staff. Commissioner Barry stated that the sign ordinance has been a long work in progress and is trying to balance the desires of businesses to have legitimate signs while avoiding sign clutter. Commissioner Barry stated that it is his opinion that Peoria has too much sign clutter already, and he wants to reduce that as much as possible.

The motion was approved unanimously by voice vote 6 to 0.

PZ 221-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326- 004), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval.

Commissioner Unes stated that this property was once a rectory that belonged to the Diocese and asked if this is private property now. Ms. Weick stated yes. Ms. Weick stated that it was transferred to a private owner.

Petitioner's representative, Jessica Ball, did not have any further comments.

Chairman Martin opened the public hearing at 1:45 PM.

With no public testimony presented, the public hearing was closed at 1:45 PM.

Commissioner Heard read the Findings of Facts.

Motion:

Commissioner Unes made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Ghareeb.

The motion was approved unanimously by voice vote 6 to 0.

Speakers were sworn in by Julia Rose.

PZ 223-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL (Council District 4)

Urban Planner, Julia Rose, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval with the following waiver and conditions:

- 1) Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
- 2) Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
- 3) Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
- 4) Install 146 points from the tree classification for the front yard along W American Prairie Dr.
- 5) Install 422 points from the tree classification for the front yard along N Route 91.
- 6) Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
- 7) All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
- 8) All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
- 9) Submit and receive approval for photometric plan compliant with UDC Section 8.5.
- 10) Provide documentation verifying legal access to the subject property.
- 11) Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
- 12) Install sidewalk along the W American Prairie frontage.
- 13) Submit and receive approval for stormwater volume control prior to construction.
- 14) Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

The Development Review Board recommends denial of the following waivers requested:

- 1) Waiver to eliminate multi-use path installation along the property frontage on N Route 91.
- 2) Waiver to eliminate sidewalk installation along the property frontage on W American Prairie Dr.

Chairman Martin asked what the game plan is for the sidewalks as it has been a topic of issue for some time. Ms. Schmidt stated that the multi-use path would be a continuation of the path that is installed along the Casey's frontage on the other side of American Prairie. Ms. Schmidt stated that Staff confirmed there are no objections from IDOT but request a crosswalk be added to the IL 91-American Prairie intersection and the multi-use path lead to the parking lot south of the subject property. Pedestrians do not enter the roadway where the path ends. Chairman Martin verified that the sidewalk will end at the mall parking lot. Ms. Schmidt stated that yes, it will end in the mall parking lot. Ms. Rose stated that it will end there for now until there is further development or the multi-use path installation is continued. Ms. Rose stated that the idea of the sidewalk leading to the parking lot is a safer route for pedestrians instead of potentially walking along IL Route 91. Chairman Martin verified that the further development being discussed is regarding further development with the mall. Ms. Rose stated that the sidewalk will eventually follow the Route 91 right-of-way around the parking lot. Ms. Schmidt stated that the intention is for the sidewalk to eventually go all the way to War Memorial, but since this parcel does not go that far it will stop at the mall parking lot until then. Chairman Martin verified if the mall would need to be redeveloped for the sidewalk to go to War Memorial. Ms. Schmidt stated not necessarily, and that the City would most likely install the remainder of the sidewalk at some point in the future. Ms. Rose stated the multi-use path is part of the City's Bike Plan which was recently updated in 2025.

Petitioners, Devon Birch and Mark Wagner, presented the case.

Mr. Birch stated that he is very excited about this project, and he believes multi-family residential properties are needed within the City. Mr. Birch stated they have complied with all of the landscaping requirements and want to make this property look great while fitting into the neighborhood.

Mr. Birch stated he feels there are several factors they want to discuss regarding the two waivers that were submitted regarding installation of the sidewalk and multi-use path. Mr. Birch stated sidewalks were not installed when the Shoppes of Grand Prairie were built and while they are needed, it feels unfair to have their team and funds go towards these sidewalks that should have been installed previously. Mr. Birch stated their opinion is that putting the multi-use path and sidewalk in without further plans on what will be attached adds more of a problem than a benefit. Mr. Birch stated without sidewalks at the bank or further west on American Prairie, installing a sidewalk there would encourage things to happen that should not.

Mr. Birch stated that in the past there have been agreements made for fees in lieu of installation of a sidewalk based on a square footage price they are willing to consider for this project. Mr. Birch stated that there is nothing to the east of Route 91 that would allow for development of sidewalks or connectivity, and it will take several years before anything is redeveloped over there that would require it.

Mr. Birch acknowledged that the Casey's in the area did oblige with the sidewalk request but is unsure if they submitted their own waiver and were denied. Mr. Birch stated that they do not have gas station money, and that their funds for this project are important to them. Mr. Birch stated that he would like to wait to install any sidewalks until there is a broader plan from the City showing what needs to be done to rectify what the original developers in the area were supposed to do.

Mr. Birch asked if they are only required to do a crossing for only American Prairie or for both American Prairie and Route 91. Mr. Birch stated that a crossing is not just painting stripes but that it comes with several other crosswalk necessities which equals even higher material and labor costs than what they are already paying. Mr. Birch stated that there is a lot of risk involved in projects like this one, and they would like some consideration since they are bringing in a \$20 million development to this lot that has been vacant for approximately 27 years.

Mr. Wagner stated that PLS currently manages 2,500 doors of property and that this specific property is his seventh within the city. All PLS buildings are 100% full today and there is a need for housing that he has never seen before. Mr. Wagner stated that he is finishing up a project downtown which will assist with that. Mr. Wagner stated that they want this property to be where it is in order to try and keep the mall nearby alive by having tenants live close enough to visit it regularly. Mr. Wagner stated that the benefit of this project outweighs the possibility of making a sidewalk that currently does not and may not ever go anywhere.

Commissioner Unes asked if the petitioners are strictly against sidewalks. Mr. Birch stated that he is not against sidewalks in general, but he is against them in this particular case. Commissioner Unes stated that sidewalks have been one of the biggest hassles that the Commission has had to handle. Commissioner Unes stated that the City prefers sidewalks so that people can walk around and asked to verify that there would be no sidewalks on the property. Mr. Birch stated that there will be internal sidewalks on the interior of property, but the sidewalk on the right-of-way will not have any purpose without any connecting sidewalks to adjacent properties.

Commissioner Heard verified that the petitioners would be open to paying a fee in lieu of installing the sidewalks. Mr. Birch stated that would be a discussion to have with Mr. Wagner, and that paying a fee was something that was done for past projects. Mr. Birch stated that it is a possibility for them to do that for the American Prairie sidewalk but not the multi-use path since there are so many unknowns surrounding it. Mr. Wagner agreed with Mr. Birch and reiterated that both the sidewalk and the multi-use path would go to nowhere, and no one in the area would have any use for it.

Commissioner Heard stated that he understands not wanting to spend extra money on a sidewalk that does not lead anywhere even though there is an overarching goal and hope for future development. He stated that this project is a welcome one with it increasing the foot-traffic of the nearby businesses, and that he supports this project 100%.

Commissioner Heard asked if pets are going to be permitted on the property. Mr. Wagner stated yes, pets will be allowed. Commissioner Heard asked where on the property tenants will walk their pets if there is not a sidewalk. Mr. Birch stated that there are going to be internal sidewalks on the property and that there will be a small lawn for pets to use.

Commissioner Ghareeb stated that the petitioners should keep in mind that they are changing the way this area operates regarding foot traffic versus car traffic. Commissioner Ghareeb stated that while it is understandable at the moment to ask why a sidewalk to nowhere is being built in a certain area, if everyone were to ask that question and respond with not making a sidewalk there would be no sidewalks. He stated that he can understand not wanting to make a sidewalk on Route 91, but it is more important for there to be one on American Prairie Dr, especially if people want to walk to nearby local businesses instead of drive. Commissioner Ghareeb stated that there is a memo for the traffic, but there is nothing about the impact of them adding residents to this area will be on the intersection, and this may be one of the reasons the crosswalk is important. Mr. Birch stated that the memo was subbed out to a consultant, and he cannot speak to that without preparing and knowing what the level of service change there was. Mr. Birch stated that there was never a request for more information when the memo was submitted to Staff and Public Works. Mr. Birch stated that if there was a sidewalk right now on the property, that there would need to at least be a north to south crosswalk along American Prairie.

Commissioner Unes stated that the City is saying that sidewalks are needed, and that the Commission needs to be careful in not setting a precedent here.

Ms. Rose stated that in regard to the inquiry about Casey's, a Special Use amendment was not required since gas stations are allowed in a C2 district. Ms. Rose stated that they did not ask for any waivers or they would have had to amend the Special Use. The multi-use path and sidewalk was installed as required by the City in the building permit.

Chairman Martin opened the public hearing at 2:24 PM.

With no public testimony presented, the public hearing was closed at 2:24 PM.

Commissioner Heard read the Findings of Facts.

Motion:

Commissioner Heard made a motion to APPROVE with staff's conditions and waivers; seconded by Commissioner Barry.

Commissioner Heard reiterated that he is in full support of the development and understands the limits of the petitioner. He stated he believes City Council has the tools to either accept this as is or make a reasonable compromise with the petitioners and is positive that the Council wants this development to happen. Commissioner Heard stated that he believes the Council would not want to hold up a promising development like this one for the sake of a sidewalk that does not have a clear purpose as of yet. Commissioner Heard stated that part of the job of this Commission is to think to the future to where this path could go, and Council will determine if the need is immediate or not. Chairman Martin agreed.

The motion was approved unanimously by voice vote 6 to 0.

ELECTION OF OFFICERS

Commissioner Barry nominated Chairman Branden Martin for Chairman for the next 12 months; seconded by Commissioner Unes.

The motion was approved unanimously by voice vote 6 to 0.

Chairman Martin nominated Commissioner Edward Barry for Vice-Chairman for the next 12 months; seconded by Commissioner Unes.

The motion was approved unanimously by voice vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Unes made a motion to adjourn; seconded by Commissioner Heard at 2:30 PM.

The motion was approved unanimously by voice vote 6 to 0.

Eli Berkshier

Development Technician



Planning & Zoning Commission Communication

Meeting Date: August 6, 2026

Prepared By: Josh Naven

Case No: PZ 261-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Apartments, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

Attachments:

1.	PZ 261-2026 - Memo
2.	PZ 261-2026 - Zoning Map
3.	PZ 261-2026 - Aerial
4.	PZ 261-2026 - Applicant Submittals
5.	Phoenix Manor Community Information Guide
6.	PZ 261-2026 - Site Photo
7.	PZ 261-2026 Written Comment Cover
8.	Phoenix Manor Support Letter
9.	Mayor Ali Letter Supporting Phoenix Manor - Jul 2026



PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 6, 2026

CASE NUMBER: PZ 261-2026

TO: Planning & Zoning Commission

FROM: Development Review Board

PREPARED BY: Josh Naven, Senior Urban Planner

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL (Council District 1)

RECOMMENDATION: Approve with conditions.

PROJECT SUMMARY

The petitioner, Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, requests the following for the property located at 2702 W Krause Avenue:

1. A rezoning request from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District, and
2. A Special Use request for Apartments with waivers from the CN (Neighborhood Commercial) District development standards and parking minimums.

The proposal involves redevelopment of the vacant parcel formerly occupied by Harrison School into 48 affordable, deed-restricted apartments and a medical office. The residential

component is designed as Permanent Supportive Housing, offering wraparound services intended to assist families transitioning out of homelessness. According to the application, this project has the potential to functionally end homelessness for families in Peoria at this time. Planned amenities include secure entry and onsite security, laundry facilities, a tot lot, and a community room. Additional details are provided in the applicant's Community Information Guide.

The proposed medical clinic would be operated by OSF Healthcare ("OSF") and would provide medical services to both residents and the surrounding community.

PROJECT SETTING

The subject property is zoned R-4 (Single Family Residential) District and surrounded by the same classification in all directions except towards the north, which is R7 (Multi-Family Residential) District (Zoning Map Attachment).

The characteristics of the site and surrounding area are summarized below.

Lot Area: 3.33 acres
Existing Condition: Vacant
Adjacent Land Uses: Public school and park (north) and residential (east, south, west).
Environmental Hazards: None identified.

History

The vacant Harrison Grade School previously occupied this site which has historically been zoned residential.

The zoning history is summarized below in Table 1.

Table 1. Property Zoning History

Date	Zoning Designation
1931 - 1958	E (Commercial)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low Density Residential)
1990 - present	R4 (Single Family Residential)

DISCUSSION

The Development Review Board considers the proposal's conformance with the Future Land Use Map and goals established in the City's Comprehensive Plan or other approved subarea or neighborhood plans. It also evaluates proposals against the appropriate standards found in the City of Peoria Municipal Code and relevant case law.

Conformance with Performance Standards

The applicant has requested waivers from four CN (Neighborhood Commercial) District standards. These requests are evaluated in the "Special Use Request" section of this report.

The applicant also seeks a waiver from the City's minimum parking requirement for multi-family apartments. Section 8.1.6(D) of the Unified Development Code requires 1.5 parking

spaces per dwelling in a multi-family development. The applicant proposes reducing this requirement to 1 space per dwelling unit. No off-street parking is required for a medical clinic under the Unified Development Code.

The Development Review Board supports reducing the parking requirement but recommends a minimum of 60 spaces (1.25 per unit), rather than the applicant's proposed 48 spaces. The City will collaborate with the applicant to evaluate on-street parking options, including potential diagonal pull-in parking along the property frontage. The Development Review Board may allow approved on-street parking along the property frontage to count toward meeting the overall parking requirement.

Comprehensive Plan

The Future Land Use Map designates this property as Medium-Density Residential.

The proposal would result in a roughly \$20MM investment in a residential neighborhood in Peoria's South End. It thereby supports the Comprehensive Plan Critical Success Factor of "Reinvest in Neighborhoods."

Rezoning Request

The applicant requests that the subject property be rezoned from R-4 (Single Family Residential) to CN (Neighborhood Commercial). The applicant has requested the rezoning to facilitate the special use application for Apartments.

The Development Review Board applies a rational basis test comprised of seven factors developed in *LaSalle/Sinclair* to evaluate the request. In this case, the Board determined that all 7 factors are met or are not applicable. An explanation of the Board's rationale is provided below.

Table 2. Summary of Development Review Board Findings (Rezoning)

LaSalle Factor	Met by proposal?
Factor 1	Yes
Factor 2	Yes
Factor 3	N/A
Factor 4	Yes
Factor 5	Yes
Factor 6	Yes
Factor 7	Yes

LaSalle Factor 1. Existing uses of and zoning of nearby property.

Explanation: The CN (Neighborhood Commercial) zoning classification is complementary to adjacent zoning with respect to allowed uses and envelope standards.

LaSalle Factor 2. Extent to which property values are diminished by the particular zoning.

Explanation: Future proposed uses will be brought into compliance with any new development.

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.

Explanation. None.

LaSalle Factor 4. Relative gain to the public as compared to the hardship imposed on the individual property owner.

Explanation. The request compliments adjacent zoning.

LaSalle Factor 5. Suitability of the property for the zoned purpose.

Explanation: The Property is currently vacant and suitable for compliant development.

LaSalle Factor 6. Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.

Explanation: The property was vacated in 2010 and the building was demolished in 2024.

LaSalle Factor 7. Public need for the proposed use.

Explanation: There is public need for family housing.

Special Use Request

The applicant requests approval of a Special Use for Apartments with associated waivers from several sections of the Unified Development Code. Specifically, the request seeks:

- A waiver from Section 4.3.4(F) to remove the required minimum floor height of three feet above grade
- A waiver from Section 4.3.4(F) to exceed the maximum buildable area of 15,000 square feet
- A waiver from Section 4.3.4(G) to reduce the required fenestration on the ground floor from 40% to 26.5%
- A waiver from Section 4.3.4(G) to eliminate the requirement for operable doors every 75 feet
- A waiver from Section 8.1.6. to reduce the minimum parking requirement for multi-family developments from 1.5 spaces/unit to 1 space/unit

The Development Review Board evaluates Special Use proposals according to seven standards. A summary of the Development Review Board's findings is provided below, followed by additional details concerning the waiver requests relating to District regulations. The waiver request for parking is previously discussed in the "Conformance with Performance Standards" section.

Table 3. Summary of Development Review Board Findings (Special Use)

Standards	Met by proposal?
Standard 1. No detriment to public health, safety, or general welfare.	Yes
Standard 2. No injury to other property nor diminishment to property values.	Yes
Standard 3. No impediment to orderly development.	Yes
Standard 4. Provides adequate facilities.	Yes
Standard 5. Ingress/egress measures are designed to minimize traffic congestion.	Yes

Standard 6. If a public use/service, then a public benefit.	N/A
Standard 7. Conforms to all district regulations.	No

The proposal calls for waivers from four CN (Neighborhood Commercial) District regulations:

1. *Building Floor Height*. Section 4.3.4(F) requires ground floor residential units to be elevated at least three feet above grade. The applicant requests removal of this requirement. The Development Review Board does not object.
2. *Maximum Buildable Area*. Section 4.3.4(F) limits the buildable area on a CN-zoned property to 15,000 square feet. Due to the unusually large size of the parcel, the applicant seeks a waiver to exceed this limit. The Development Review Board does not object.
3. *Minimum Ground-Floor Fenestration*. Section 4.3.4(G) requires fenestration - windows and doors - to comprise at least 40% of the ground floor façade. The applicant requests a waiver to reduce the ground-floor fenestration to 26.5%. The Development Review Board does not object.
4. *Operable Door Requirement*. Section 4.3.4(G) requires the operable doors space no more than 75 feet apart along the West Krause Avenue façade. The applicant seeks a waiver due to security considerations, as the development is designed to channel resident and visitor access through a staffed primary entry. The Development Review Board does not object.

Comprehensive Plan Critical Success Factors. Reinvest in Neighborhoods.

City Council Strategic Plan Goals. Quality of Life.

RECOMMENDATION

The Development Review Board recommends approval of the rezoning request.

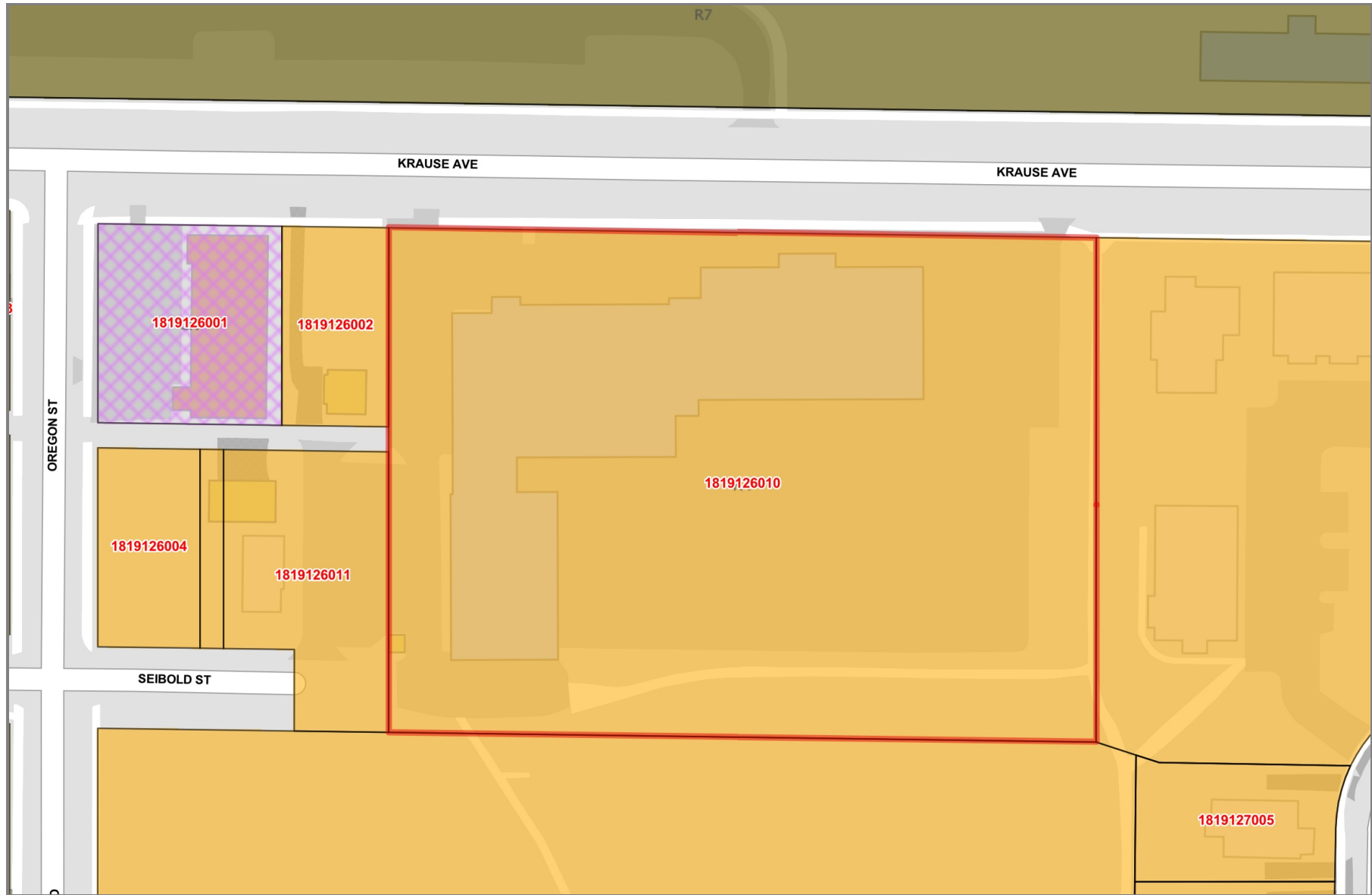
The Development Review Board recommends approval of the Special Use request with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot-tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration on the first floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement with the following conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum width of six feet.
6. The Clinic entry door shall be moved to the Krause Avenue Façade.

7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.

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.

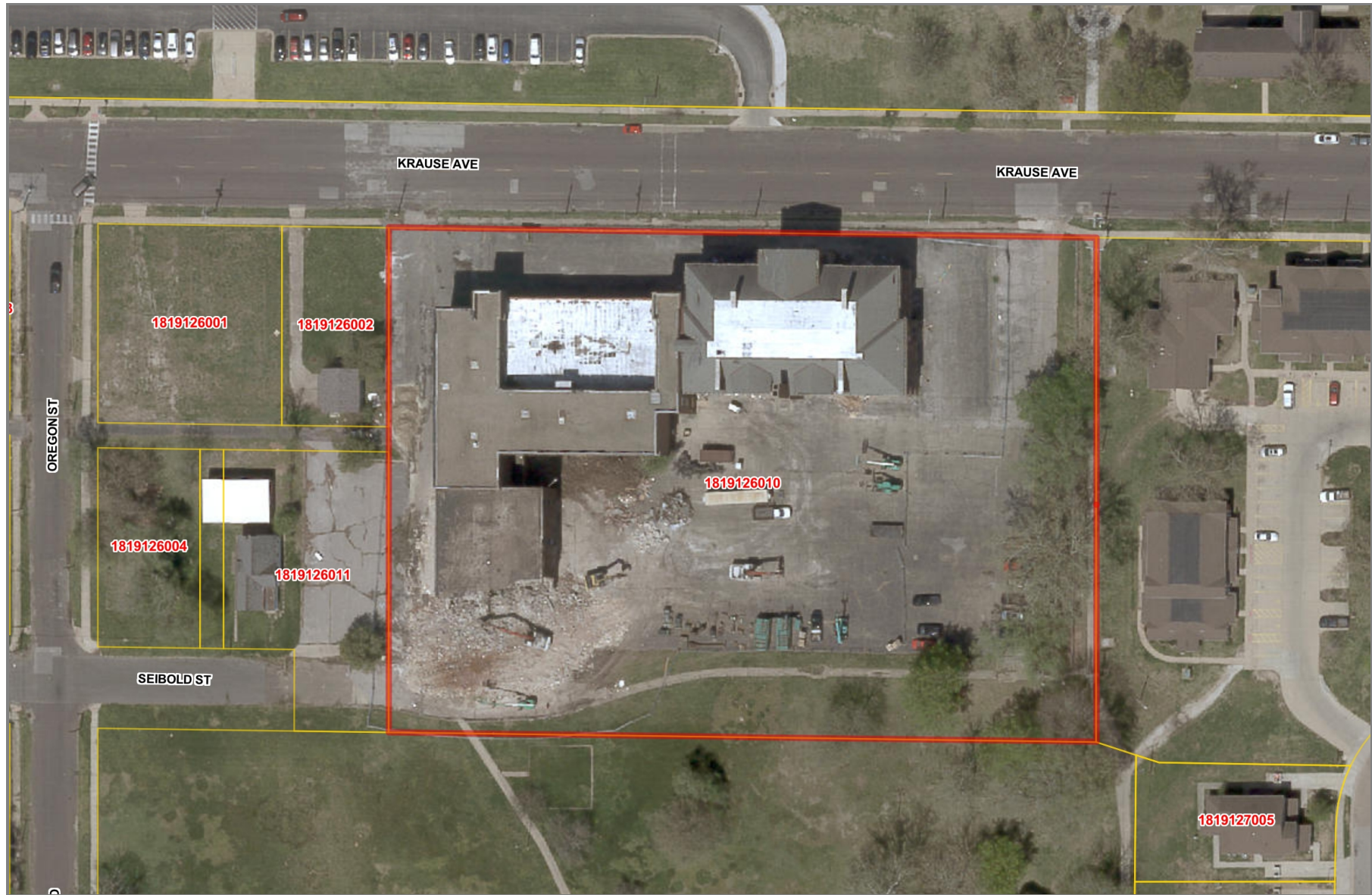
Peoria County, IL



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

Map Scale
1 inch = 100 feet
7/30/2026

Peoria County, IL



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

Map Scale
1 inch = 100 feet
7/30/2026



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- | | |
|---|---|
| ☒ a) Map Amendment (Rezoning)- <i>Site Plan not required</i>
Current Zoning District: <u>R4</u>
Proposed Zoning District: <u>CN</u> | ☐ e) Special Permit Signs
☐ (i): Local Sign Regulation/Shopping Center Signs
☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs) |
| ☐ b) Text Amendment | ☐ f) Official Development Plan |
| ☒ c) Special Use | ☐ g) Preliminary / Final Subdivision Plat / Survey Plat |
| ☐ d) Nonconforming Use Change | ☐ h) Residential Cluster Development |
| | ☐ i) Annexation |

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 2702 W Krause, Peoria, IL 61605
Attach additional sheets if necessary
- b) Parcel ID Number(s): 1819126010
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 3.33 acres d) Current Zoning District: R4

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: Multi-Family Residential / Neighborhood Commercial
Existing Use *Proposed Use*
- b) Building Area (square feet): 37,732 main floor c) Building Height (feet): 38' 3 1/4"
- d) Parking Spaces Provided: 4 / 48 Parking Required: 3 / 72
Total Accessible Spaces *Total Regular Spaces* *Total Accessible Spaces* *Total Regular Spaces*
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): Apartment Building and Apartments on gro

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family ☐ Other Development (Describe Below)
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Library District: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed):

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – REQUIRED

City of Peoria

ECONOMIC DEVELOPMENT

Name

Company

419 FULTON STREET SUITE 403, Peoria, IL 61603

Address, City, State, ZIP+4

309-494-8600

Phone

Fax

Email

Signature of Owner

6. APPLICANT INFORMATION – if different from owner

Pamela Stevens

Phoenix Community Developr

Name

Company

202 NE Madison Ave, Peoria, IL 61602

Address, City, State, ZIP+4

309-222-2577

Phone

Fax

Email

Signature

7. REPRESENTATIVE OF APPLICANT –engineer, architect, attorney or other, if applicable

Sarah Joos

Design Mavens Architecture

Name

Company

1702 W. College Avenue, Suite E-1, Normal, IL 61761

Address, City, State, ZIP+4

309-304-3048 x3

Phone

Fax

Email

Applicant's Interest in Property:

- ☐ Contractor
☒ Contract Purchaser
☐ Other

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
☐ Applicant
☒ Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. **All items listed must be provided!**

FOR ALL APPLICATIONS:



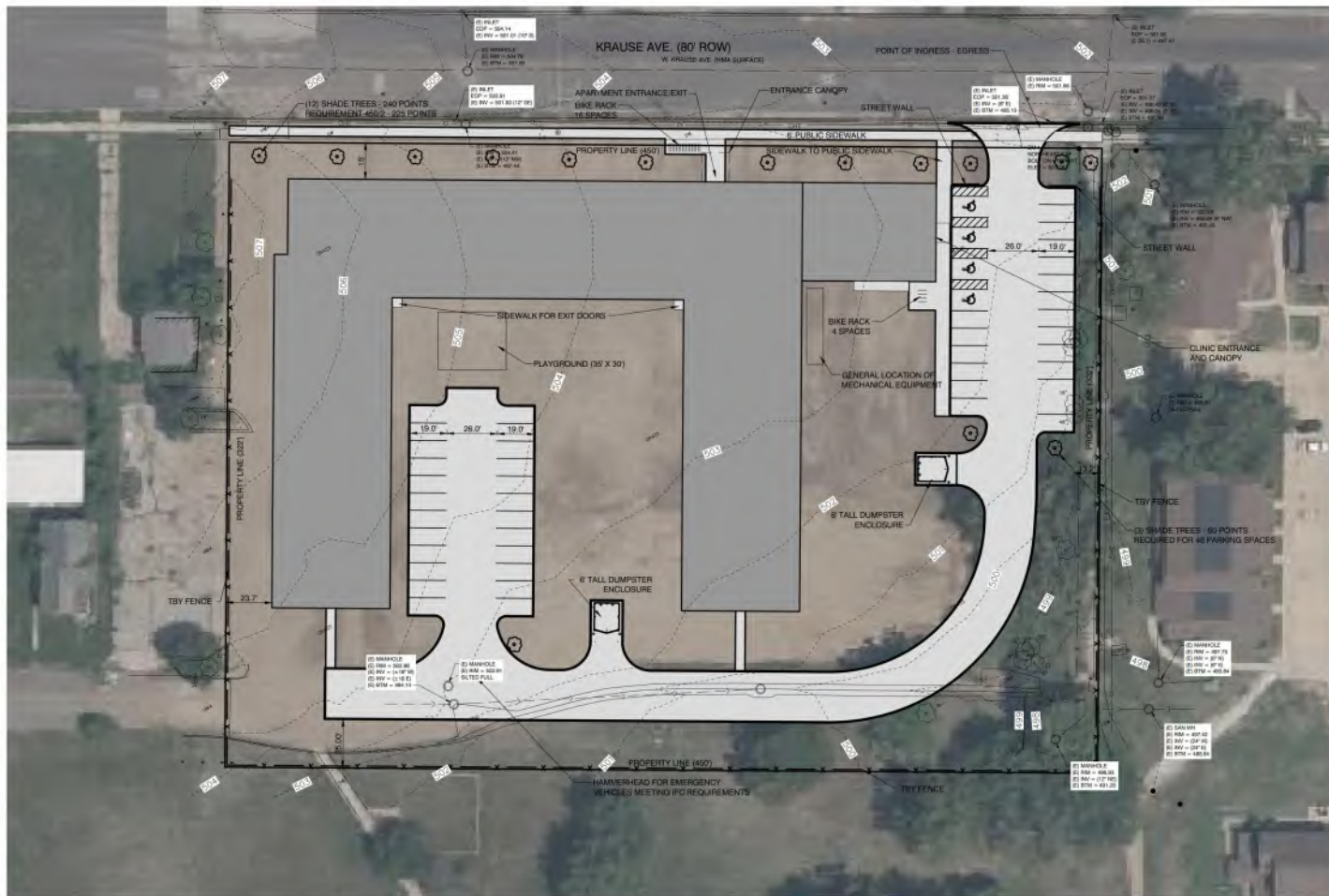
Completed Application -- *Illegible or Incomplete applications will not be accepted.*

Filing Fee:

Map Amendment (Rezoning)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0



All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.



SPECIAL USE EXHIBIT
SCALE: 1" = 30'



- ZONING**
LOT ZONED R4, SINGLE FAMILY RESIDENTIAL. PROPOSING REZONING TO CN
- ADJACENT USES**
ALL ADJACENT PROPERTIES ARE ZONED R4. ACROSS KRAUSE IS ZONED R7
- LOT AREA**
3.3 ACRES±
- LEGAL DESCRIPTION**
SEE ATTACHED
- BUILDING SETBACKS ON PEDESTRIAN**
BUILDING LINE = 0' TO 15'
SIDES/REAR = TRANSITIONAL BUFFER YARD ADJACENT TO RESIDENTIAL ON EAST WEST AND SOUTH
- SQUARE FOOTAGES**
2- STORY APARTMENT BUILDING
(WOOD CONSTRUCTION WITH FIRE SEPARATIONS)
FIRST FLOOR APARTMENT = 34,200 SF
SECOND FLOOR APARTMENT = 34,200 SF
TOTAL APARTMENTS = 68,400 SF
- HEALTH CLINIC = 3,532 SF**
TOTAL = 71,932 SF
- APARTMENT UNITS**
3 BEDROOM - (9 PER FLOOR) = 18 UNITS
2 BEDROOM - (10 PER FLOOR) = 20 UNITS
1 BEDROOM - (5 PER FLOOR) = 10 UNITS
TOTAL UNITS = 48
- PARKING**
REQUIRED APARTMENT PARKING - 1.5 SPACE X 48 UNITS = 72 SPACES
REQUIRED CLINIC PARKING = NO REQUIREMENT
REQUIRED ACCESSIBLE SPACES = 4 SPACES
TOTAL PARKING PROVIDED = 44 REGULAR SPACES & 4 ACCESSIBLE SPACES
TOTAL PROVIDED = 48 SPACES
BICYCLE - 4 SPACES PROVIDED AT CLINIC
16 SPACES PROVIDED AT APARTMENTS
- TRANSITIONAL BUFFER YARDS**
TRANSITIONAL BUFFER YARDS ON THE EAST WEST AND SOUTH SIDES WILL USE A FENCE
- LIGHTING**
LIGHTING SHALL NOT EXCEED 0.5 FOOTCANDLES AT THE PROPERTY LINE.
PHOTOMETRICS WILL BE PROVIDED DURING PERMITTING PROCESS.





FIRST FLOOR FACADE AREA = 13,977 SF
 REZD 45% = 1,090.5 SF WINDOW AREA MINIMUM
 FIRST FLOOR WINDOW AREA SHOWN = 765.5 SF (15.1%)
 SECOND FLOOR FACADE AREA = 13,215 SF
 REZD 25% = 660.8 SF WINDOW AREA MINIMUM
 SECOND FLOOR WINDOW AREA SHOWN = 561.2 SF (11.1%)

① NORTH ELEVATION
 3/32" = 1'-0"

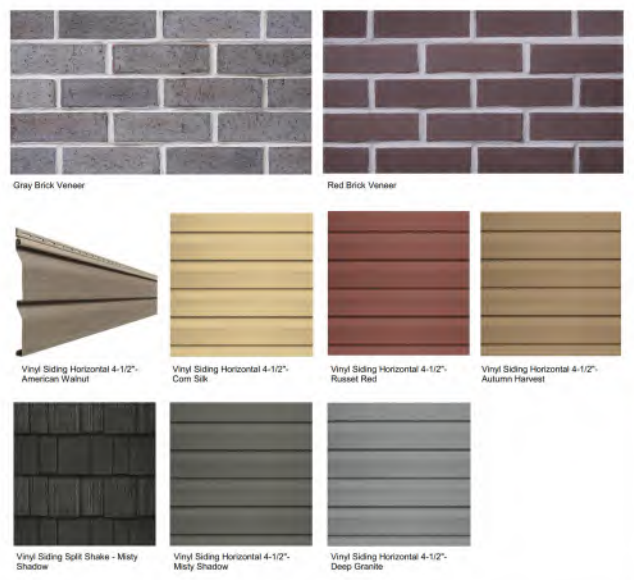


② EAST ELEVATION
 3/32" = 1'-0"

- EXTERIOR MATERIALS**
- Vinyl Siding Horizontal 4-1/2" Autumn Harvest
 - Vinyl Siding Horizontal 4-1/2" Russell Red
 - Vinyl Siding Horizontal 4-1/2" Corn Silk
 - Vinyl Siding Horizontal 4-1/2" American Walnut
 - Vinyl Siding Horizontal 4-1/2" Misty Shadow
 - Vinyl Siding Horizontal 4-1/2" Deep Granite
 - Vinyl Siding Split Shake - Misty Shadow
 - Red Brick Veneer
 - Gray Brick Veneer



EXTERIOR VIEW



DATE:	07/13/2026
DRAWN:	RBG / ACL
REVIEWED:	SMJ

REVISIONS		
#	DATE	DESCRIPTION

DRAFT - NOT
 FOR
 CONSTRUCTION

BUILDING ELEVATIONS
 PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
 PHOENIX COMMUNITY DEVELOPMENT SERVICES
 2702 W. KRAUSE AVE
 PEORIA, IL 61605

DATE: 05/25/2025
DRAWN: JAK
REVIEWED: SMJ

#	DATE	DESCRIPTION

**SCHEMATIC
DESIGN**

OVERALL FIRST FLOOR PLAN

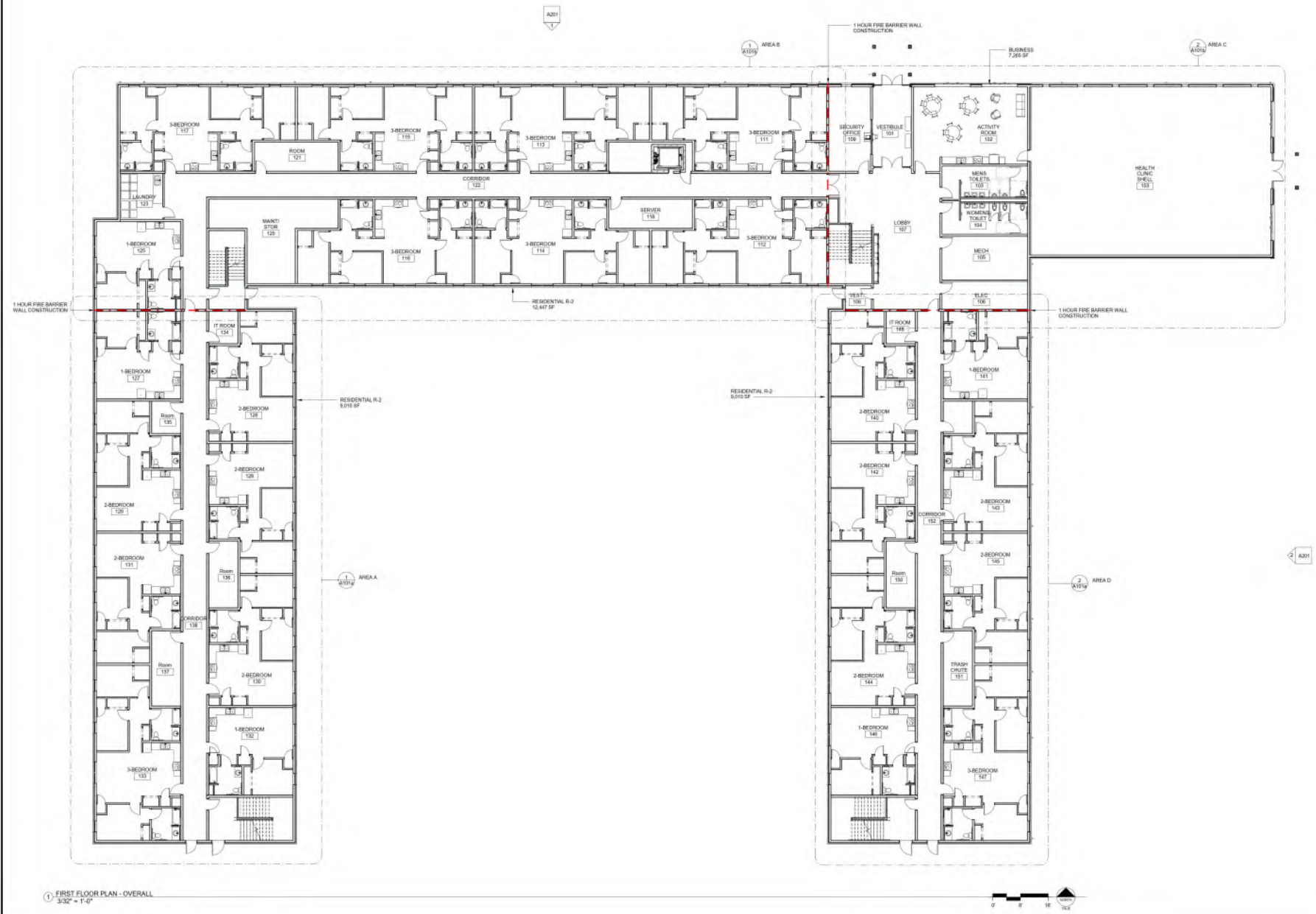
PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE

PHOENIX COMMUNITY DEVELOPMENT SERVICES

2702 W. KRAUSE AVE
PEORIA, IL 61605

SHEET
A101

PROJECT # 210029



1 FIRST FLOOR PLAN - OVERALL
3/32" = 1'-0"



DATE: 05/25/2025
DRAWN: JAK
REVIEWED: SMJ

#	DATE	DESCRIPTION

SCHEMATIC
DESIGN

OVERALL SECOND FLOOR PLAN
PHOENIX MANOR MULTI-FAMILY RESIDENCES ON KRAUSE
PHOENIX COMMUNITY DEVELOPMENT SERVICES
2702 W. KRAUSE AVE
PEORIA, IL 61605

SHEET
A102

PROJECT # 210029



LEGAL DESCRIPTION OF 2702 WEST KRAUSE AVENUE, PEORIA, ILLINOIS

LOTS 1 THROUGH 14, AND LOTS 27 THROUGH 40, IN BLOCK 1 OF COLUMBIA PLACE;
ALSO, THAT PORTION OF VACATED SIEBOLD STREET LYING SOUTH OF, AND ADJACENT TO
THE AFOREMENTIONED LOTS; ALSO, THAT PORTION OF THE VACATED ALLEY LYING
BETWEEN AND ADJACENT TO THE AFOREMENTIONED LOTS; AND ALSO, THAT PORTION OF
VACATED LIGONIER STREET LYING EAST OF, AND ADJACENT TO THE AFOREMENTIONED
LOTS; COLUMBIA PLACE BEING A SUBDIVISION OF LOT 2 IN CURTENIUS AND
GRISWOLD'S SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 8
NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF
PEORIA, COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.

TRAFFIC GENERATION CALCULATIONS

LOCATED AT:

2702 W KRAUSE
PEORIA, IL

PREPARED BY:

TWM, Inc.
June 25, 2026

Based on the ITE Manual we utilized Land Use: 220 Apartment 630 Clinic.

The development best fits this land use.

Total Dwelling Units Apartments: 48
Total Square Footage of Clinic: 3532

Apartments

Based upon the ITE manual for Land Use 220, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (6.72 Trip ends/unit) – 322 Vehicles\

This is conservative as most tenants will not have cars.

Clinic

Based upon the ITE manual for Land Use 630, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (31.45 Trip ends/1000 sf) – 111 Vehicles

Total

Average Vehicle Trip Ends Weekday – 433 Vehicles

July 30, 2026

Joe Dulin
Community Development Director
City of Peoria Planning and Zoning Commission
City Hall
419 Fulton Street, Room 300
Peoria, IL 61602



Re: Phoenix Manor Multi-Family Residences
2702 W. Krause Avenue, Peoria, IL
Map Amendment and Special Use request

Dear Mr Joe Dulin,

We are requesting Map Amendment and Special Use request for the property located at 2702 W. Krause Avenue in Peoria, IL from its current zoning of R4 Single-Family Residential to proposed zoning of CN Neighborhood Commercial and request a Special Use for Apartment Building and Apartments on ground level.

We comply with the CN Building Envelope Standards (Parking, Height, Siting & Elements) pursuant to UDC Section 4.3.4 per the following:

- SECTION 4.3.4_F_1 Building height will not exceed 2 stories. See building elevation.
- SECTION 4.3.4_F_2 N/A; no parking structures on the site.
- SECTION 4.3.4_F_3 Ground Story Height for Commerce Uses
- We will comply with ground story finished floor elevation.
 - We will comply with a clear space of 12' feet between concrete slab and bottom of gypsum board on roof truss.
 - We will comply; proposed ground story height is 12 feet (see building elevation)
- SECTION 4.3.4_F_4 Ground Story Height for Residential Units
- Requesting Waiver (see below)
 - We will comply with a clear space of at least 9'-6" feet between concrete floor slab and bottom of gypsum board on floor truss above.
- SECTION 4.3.4_F_5 Upper Story Height
- We will comply; proposed upper floor to b/truss height is 10 feet (see building elevation)
 - We will comply with a clear space of at least 9'-0" feet between floor and bottom of gypsum board on roof truss above.
- SECTION 4.3.4_F_7 Other: We will comply; Proposed eave height is 22 feet (see building elevation)
- SECTION 4.3.4_F_8 Street Facade
- We will comply. The lot is 450 feet in length. The proposed street façade (building, canopy and street wall) is 360 feet in length (80% of lot length).
 - N/A
 - We will comply. If the entry door is set back, then it will not be set back more than 18" from façade.

- SECTION 4.3.4_F_9 Buildable Area: Requesting Waiver (see below)
- SECTION 4.3.4_F_10 Side Lot Setbacks – We will comply.
- SECTION 4.3.4_F_11 Garage and Parking
- a. N/A – No garage
 - b. N/A – No garage
 - c. We will comply with vehicle parking areas located behind the parking setback line
- SECTION 4.3.4_F_12 Alleys: On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line. We will comply.
- SECTION 4.3.4_F_13 Unbuilt Required Building Line and Common Lot Line Treatment – N/A
- SECTION 4.3.4_G_1 Windows and Doors
- a. We will comply (see building elevation)
 - b. Requesting Waiver (see below)
 - c. We will comply. The second-floor façade area is 3,218 sf requiring a minimum of 643.6 sf of windows. We have increased window sizes on elevations for a proposed second floor window area of 661 sf or 20.5% of façade area. The living rooms will have (3) 36" wide by 60" high single hung windows, the master bedroom will have (2) 36" wide by 60" high single hung windows and the other two bedrooms will each have (1) 38" wide by 60" high single hung window. The offices and fitness center window sizes have been increased to be total of 35' wide by 7' high fixed windows broken up into 4 bays of windows per elevations.
- SECTION 4.3.4_G_2 Building Projections – N/A
- SECTION 4.3.4_G_3 Doors/Entries - Requesting Waiver (see below)
- SECTION 8.1.6 Parking Requirements - Requesting Waiver (see below)

WAIVER REQUEST

SECTION 4.3.4_F_4_a: Ground Story Height for Residential Units, The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.

JUSTIFICATION FOR WAIVER: The building is 15' from the right of way. Raising the finish floor 3 feet above the sidewalk will require stairs and not meet ADA without a ramp. This will require the construction of a 3-foot foundation wall around the perimeter of the building along with stairs and a ramp at every entrance.

SECTION 4.3.4_F_9, Buildable Area: Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet. New construction of buildings greater than 15,000 square feet will require a special use pursuant to 2.9.

JUSTIFICATION FOR WAIVER: The lot is 140,000 square feet and therefore a building restricted to only 15,000 square feet is not practical for the large size of the lot.

SECTION 4.3.4_G_1_b Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.

JUSTIFICATION FOR WAIVER: The first floor façade area is 3,977 sf requiring a minimum of 1,590.8 sf of doors and windows. For security purposes this project has a single entry door to the apartment building from Krause Avenue instead of individual doors at each residential unit. The window sizes and locations cannot get larger because we are required to have 12 sections of 6-foot-long shear walls for structural framing of the building at the exterior wall. These sections of shear walls cannot contain windows or VTAC louvers. The window sizes and locations at the two bedrooms cannot increase because current building code requires 36" clear between exhaust and operable window and each VTAC unit requires an exhaust louver at the exterior wall located at a specific location from the VTAC intake.

We have increased window sizes on elevations for a proposed first floor window area of **1,054 sf or 26.5%** of façade area. The living rooms will have (3) 36" wide by 60" high single hung windows, the master bedroom will have (2) 36" wide by 60" high single hung windows and the other two bedrooms will each have (1) 38" wide by 60" high single hung window. The offices and fitness center window sizes have been increased to be total of 35' wide by 7' high fixed windows broken up into 4 bays of windows per elevation.

We have also increased the size of windows and doors to the shell building as allowed by the minimum amount of shear wall required for wood framed construction. We propose (9) 48" wide by 96" high fixed windows and (1) entrance door system at 7'-4" wide by 9'-0" high.

SECTION 4.3.4_G_3 Doors/Entries, Functioning entry doors shall be provided along ground story facades at intervals not greater than 75 linear feet.

JUSTIFICATION FOR WAIVER: For security reasons, the residential building has a single secure entry on Krause Avenue with functioning double door to the apartment building instead of individual doors at each residential unit.

SECTION 8.1.6 Parking Requirements. 1.5 spaces per unit required.

JUSTIFICATION FOR WAIVER: We are proposing 1 space per unit. Most of the tenants will not have a vehicle. The spaces provided will be sufficient to serve the apartments and clinic without utilizing on street parking. Meeting the parking requirements will cause additional unnecessary storm water runoff.

I appreciate your review. Should you have any questions, please contact me.

Sincerely,
Design Mavens Architecture, PLLC



Sarah M. Joos, AIA, DBIA, LEED AP BD+C
Principal



Phoenix Manor

COMMUNITY INFORMATION GUIDE

Permanent Supportive Housing for Families

2702 W. KRAUSE AVENUE • PEORIA, ILLINOIS 61605
PHOENIX COMMUNITY DEVELOPMENT SERVICES • JULY 2026

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Letter from the President & CEO

To our neighbors, community partners, and friends in South Peoria,

In 1981, a small group of people had a big idea — to help feed those who were hungry and connect them to the help they needed. It all started with a food pantry at St. Patrick Church and a group called the Peoria Anti-Hunger Coalition. Over time, we grew into something much bigger: the South Side Office of Concern. We began helping people find safe places to live, connect with case managers, and get other support.

Four decades later, that work continues as Phoenix Community Development Services, providing behavioral-health services, intensive case management, and supportive housing to people building more stable lives. Phoenix Manor is the next chapter, and it brings us back to the South Side where we began.

A new development brings questions, and we welcome them. The families who will call Phoenix Manor home are our neighbors already: parents raising children, people seeking stability, members of a community that continues to invest in its own future. Phoenix Manor will meet them with permanent housing, professional management, and access to the care and support that helps a household stay housed for the long term.

This guide is our commitment to transparency. In the pages that follow, we answer the questions we hear most, plainly, and by relying on documented facts rather than assurances.

Successful developments are built not only through quality construction, but also through trust, communication, and long-term stewardship. We look forward to earning that trust through the years of responsible ownership and partnership that follow.

Questions are welcome, and they should have somewhere to go. Our contact information is on the last page of this guide. If something here does not answer what you want to know, please call.

With appreciation,



CHRISTINE KAHL

President & Chief Executive Officer, Phoenix Community Development Services

Purpose of This Guide

New developments raise questions from neighbors, community members, and local leaders. Those questions are an important part of the planning process, and they deserve clear, accurate, and transparent answers.

This Community Information Guide explains Phoenix Manor: what it is, who it serves, why it is needed, and how it will operate. It describes the families the development is designed to house, the partnerships that make it possible, and the standards that will govern daily operations. It also answers the questions raised most often during planning.

OUR GOAL

We want residents, elected officials, community organizations, and other stakeholders to learn about Phoenix Manor and understand the components of the project.

Phoenix Community Development Services is committed to open dialogue throughout the planning, construction, and operation of Phoenix Manor.

OUR APPROACH

Stable housing. · Strong partnerships. · Responsible stewardship. · Long-term community investment.

Understanding Phoenix Manor

Phoenix Manor is a 48-apartment community where families who have experienced homelessness rent private apartments on ordinary leases, with no time limit on how long they can stay, and with support services available if they want them. That combination is what Permanent Supportive Housing means.

WHAT IT IS

A proposed 48-apartment Permanent Supportive Housing community at 2702 W. Krause Avenue, with an on-site OSF HealthCare clinic open to the surrounding neighborhood. Phoenix Community Development Services will own and manage it permanently.

WHAT IT IS NOT

Not an emergency shelter, a drop-in center, or a temporary program. Residents sign leases, contribute toward rent based on household income, and carry the same rights and responsibilities as tenants in any other professionally managed apartment community.

HOW FAMILIES GET HERE

Every household is referred through the community's Coordinated Entry system. No one applies at the building. PCDS verifies program eligibility, and the Peoria Housing Authority determines eligibility for Project-Based Voucher rental assistance under federal rules.

WHAT IT BRINGS THE NEIGHBORHOOD

Forty-eight new affordable apartments, a neighborhood health clinic, a long-vacant site returned to use, and a permanently owned property maintained to standards the state enforces for the length of the affordability period.

KEY TAKEAWAY

Phoenix Manor provides permanent, affordable housing for eligible families, not emergency shelter, and combines professional management with voluntary services that support long-term housing stability.

PROJECT AT A GLANCE

Phoenix Manor at a Glance

48

APARTMENTS

10

ONE-BEDROOM

20

TWO-BEDROOM

18

THREE-BEDROOM

100%

VOUCHER-ASSISTED

24-hour

STAFFED FRONT DESK

3,500

SQUARE-FOOT OSF CLINIC

15-year

OSF LEASE COMMITMENT

TYPICAL HOUSEHOLDS



10 ONE-BEDROOM

- A single adult
- A parent with one child

20 TWO-BEDROOM

- One or two parents with one or two children

18 THREE-BEDROOM

- Larger families, generally one or two parents with three or more children

The eighteen three-bedroom apartments exist because 122 children are on the Coordinated Entry list, and children need bedrooms.

APARTMENT COMMUNITY FEATURES

Activity room · computer room · fitness room · on-site laundry · playground · management and services offices · secure, controlled building access

ACCESSIBLE APARTMENTS

Phoenix Manor is designed to meet the accessibility requirements that apply to federally assisted new construction, including Section 504 of the Rehabilitation Act and the design and construction requirements of the Fair Housing Act. Of the 48 apartments, 18 are designed for residents with mobility disabilities and 1 is designed for residents with hearing or vision disabilities. Common areas, the clinic entrance, and outdoor spaces are accessible.

The Building



Phoenix Manor, exterior view. Schematic design by Design Mavens Architecture, PLLC, sheet A201, June 26, 2026.

The warm range — Autumn Harvest, Russet Red, Corn Silk, and American Walnut — breaks the two-story elevation into house-scaled bays that read as a row of homes rather than a single institutional block.

Exterior Materials

The finishes below are the ones specified for construction. The four warm tones carry the residential bays; the greys and brick anchor the building ends and the clinic wing.



Autumn Harvest



Russet Red



Corn Silk



American Walnut



Misty Shadow



Deep Granite



Split Shake — Misty Shadow



Red Brick Veneer



Gray Brick Veneer

Horizontal siding is 4-1/2" vinyl. Finishes as specified on sheet A201.

What Is Permanent Supportive Housing?

Permanent Supportive Housing combines long-term rental housing with voluntary services that help residents maintain housing stability, improve health, and work toward personal goals. "Permanent" means there is no predetermined time limit on residency, as long as the household remains eligible and follows the lease.

Residents live in private apartments and sign leases. Services are offered according to each household's needs and preferences; participation is voluntary and is never a condition of tenancy.

WHY IT IS AFFORDABLE

Every apartment at Phoenix Manor carries Project-Based Voucher rental assistance through the Peoria Housing Authority. Residents pay a portion of the rent based on household income, and the voucher covers the approved balance. That is what keeps the housing affordable to families who could not otherwise afford a stable apartment.

PHOENIX MANOR IS

- Permanent housing
- Affordable through rental assistance
- Professionally managed
- Family-focused
- Referral-based
- Supportive

PHOENIX MANOR IS NOT

- An emergency shelter
- A drop-in center
- Open-admission housing
- Transitional housing
- A walk-in program

This model gives families the stability of a home while making healthcare, case management, employment resources, and other community supports easier to reach.

What the Data Already Shows

The case for Phoenix Manor is not built on a single number. It is built on four sets of data, beginning in Peoria classrooms and widening out from there.

1

IN OUR SCHOOLS

Housing instability is already in local classrooms

Peoria Public Schools District 150 identified 384 students as homeless under the federal McKinney-Vento Act — approximately 3.0 percent, or about 1 in every 33 of the district's 12,857 enrolled students. These are children currently sitting in Peoria classrooms.

2

LOCAL

Families have already been assessed and identified

93 family households, including 122 children under age 18, have completed the community's standardized Coordinated Entry assessment and been identified as needing Permanent Supportive Housing. These are not estimates. They are households the community has already assessed, one at a time.

3

REGIONAL

The affordable rental market has no slack

The updated independent market study found 10,844 income-qualified households in the Phoenix Manor market area. Affordable properties in the area are nearly all fully occupied, and the region's existing supportive housing communities stay full with long waiting lists — a clear sign of pent-up demand. The study concluded that Phoenix Manor is likely to reach stable occupancy quickly.

4

NATIONAL CONTEXT

The national picture — and why Peoria's is different

HUD's 2025 report to Congress counted 745,652 people experiencing homelessness on a single night in January 2025, including 230,366 people in families with at least one adult and one child. Nationally that was the first year-over-year decline since 2016, and homelessness among families fell by roughly 11 percent. That national improvement has not reached every community. In Peoria, the families identified on the following pages are still assessed, still prioritized, and still waiting.

WHAT THIS MEANS

Phoenix Manor responds to documented need with 48 new apartments for eligible families. Stable housing creates the foundation from which families can address health needs, support children's education, pursue employment, and build long-term independence. Phoenix Manor complements existing programs rather than replacing them.

Understanding the Numbers

Three different figures appear throughout this guide. They measure different things, and they are complementary rather than competing. Here is what each one counts and why it matters.

THE FIGURE	WHAT IT TELLS YOU
93 / 122 Family households / children under 18	Families already assessed through Coordinated Entry and identified as needing Permanent Supportive Housing. This is the population Phoenix Manor is built to serve, and the reason 48 apartments will not sit empty. SOURCE: Local Continuum of Care Coordinated Entry data, PCDS, July 2026
10,844 Income-qualified households	The broader affordable housing need in the market area, measured independently. It shows the depth of demand surrounding the project and supports the finding that the property will reach stable occupancy quickly. SOURCE: Updated Market Study, Development Strategies, June 2026
384 of 12,857 Students, about 1 in 33	The local human impact. Family homelessness is not abstract in Peoria; it shows up in enrollment records. Stable housing is an education issue as much as a housing one. SOURCE: Peoria Public Schools District 150, McKinney-Vento reporting, 2024–2025 school year

COMPLEMENTARY, NOT COMPETING

A family counted in Coordinated Entry may also have a child counted by District 150 and a household counted in the market study. Each data set answers a different question: who has been assessed and prioritized, how deep the affordable housing need runs, and how housing instability reaches local children. The figures are counted under different federal definitions and cannot be added together. The McKinney-Vento Act, which governs school reporting, includes children whose families are temporarily staying with others. HUD's point-in-time count does not; it counts only people in shelter, transitional housing, safe havens, or unsheltered locations. Phoenix Manor's 48 apartments do not meet the full documented need. They meet part of it.

Why the Krause Avenue Location Was Selected

The Krause Avenue site was not the first location considered. It was selected after an earlier site proved infeasible, and after Phoenix Community Development Services, OSF HealthCare, and the City of Peoria worked together to find a site that met the needs of residents, the City's development plans, and the Illinois Housing Development Authority's requirements.

HOW THE SITE WAS CHOSEN

- 1** The first site could not be financed
Due diligence at 415 St. Marks Court found that rehabilitating the former college building was not feasible and would not be approved by the project's financiers. Demolition would have added substantial cost on top of the acquisition already incurred.
- 2** OSF HealthCare absorbed the cost and joined the project
A partnership was created that allowed OSF to acquire the St. Marks Court property, take on the acquisition and demolition costs, and join Phoenix Manor as a development partner.
- 3** The City offered a site the state would approve
PCDS, OSF, and the City of Peoria evaluated alternate locations against the City's development plans, the needs of the residents to be served, and the Illinois Housing Development Authority's site requirements. Funding timelines also required complete site control. Krause Avenue met every test, in part because of prior planning work in that area.

FAMILIES STAY IN THEIR OWN COMMUNITY

About 24 percent of the families on the Coordinated Entry list come from the 61605 ZIP code — the neighborhood where Phoenix Manor will be built. Building here lets those families end their homelessness without leaving the community they already know, and keeps their children closer to familiar schools and support networks.

What the Krause Avenue Site Delivers

The 2702 W. Krause Avenue site provides enough land for a purpose-built two-story apartment community, outdoor space, parking, a playground, resident amenities, and a publicly accessible health clinic. The City of Peoria donated the land to support redevelopment and community investment.

- 01** **Close to the families it serves**
The site sits in South Peoria, in the 61605 ZIP code that roughly a quarter of the families on the Coordinated Entry list come from. Children can more often stay in familiar schools and families keep the support networks they already have.
- 02** **Aligned with existing neighborhood planning**
The location falls within the South Peoria area identified for renewed housing, healthcare, infrastructure, and neighborhood investment. Prior planning work in the area is what allowed the Housing Development Authority to approve the site.
- 03** **Approved by the Illinois Housing Development Authority**
Site approval by the state housing finance agency was a condition of the financing. Krause Avenue met that test; the earlier site did not.
- 04** **Anchored by the OSF HealthCare partnership**
OSF HealthCare's role made the site change possible and brings a neighborhood health clinic to South Peoria along with the housing.
- 05** **Returns a vacant property to productive use**
The development converts a long-vacant site into a professionally operated residential community and a neighborhood healthcare resource, building on the City's land-bank, demolition, and infrastructure work already underway in the area.

PLANNED SITE DESIGN

Separate apartment and clinic entrances · pedestrian connections · landscaping · transitional buffer areas · bicycle parking · emergency vehicle access

A Family's Journey to Phoenix Manor

Every household reaches Phoenix Manor through the same documented sequence. No family applies directly to the building.

1	Coordinated Entry A household experiencing homelessness enters the system by calling the 211 Information & Referral Service, or by engaging with any emergency shelter, homeless outreach worker, or participating agency.	COMMUNITY ACCESS POINTS
2	Coordinated Entry assessment A standardized assessment records the household's situation and housing needs and establishes its priority level.	PCDS OUTREACH
3	Referral to an available apartment When a Permanent Supportive Housing apartment becomes available, which household is referred is determined by Coordinated Entry prioritization and program eligibility requirements. PCDS does not choose which households are referred.	PCDS OUTREACH
4	Eligibility verification PCDS verifies program eligibility and the required documentation.	PCDS
5	Voucher eligibility review The Housing Authority completes the Project-Based Voucher eligibility review under federal rules and its own policy.	PEORIA HOUSING AUTHORITY
6	Lease signing and move-in The family signs a lease and moves into a private apartment.	PCDS & HOUSEHOLD
7	Voluntary services and long-term stability Support services are offered and the household chooses what is helpful. Participation is never a condition of tenancy.	HOUSEHOLD & PCDS

IMPORTANT

Families cannot apply directly to Phoenix Manor or walk in to request an apartment. Every referral follows the community's Coordinated Entry process, and every referral is made according to Coordinated Entry prioritization and eligibility requirements.

How Families Qualify for Housing

Three separate parties have a role in deciding who lives at Phoenix Manor. No single organization decides on its own.

ELIGIBILITY DOCUMENTATION

- Documentation of homelessness
- Household composition
- Income
- A qualifying disability as defined by HUD

PCDS VERIFIES

Program eligibility and required documentation

HOUSING AUTHORITY DETERMINES

Voucher eligibility and criminal background screening

To qualify, a household must be referred through Coordinated Entry and meet the applicable federal and program requirements. Eligibility includes documentation of homelessness, household composition, income, and at least one household member with a qualifying disability as defined by HUD. The qualifying disability may belong to any member of the household, including a child.

Phoenix Community Development Services verifies program eligibility and required documentation. Criminal background screening for households receiving voucher assistance is conducted by the Peoria Housing Authority according to federal regulations and Housing Authority policy.

Applicants who satisfy all program and Housing Authority requirements may be offered an apartment as one becomes available. Residents sign leases and are expected to comply with lease terms and community rules.

WHO IS NOT ELIGIBLE

Individuals subject to a lifetime sex offender registration requirement are not eligible for admission. Other criminal history considerations are evaluated by the Peoria Housing Authority under its established policies.

A STABLE COMMUNITY

Eligibility review, lease requirements, professional management, and consistent enforcement work together to support a safe and stable residential environment.

Life at Phoenix Manor

Phoenix Manor gives families more than a place to live. The community includes private apartments, shared amenities, and convenient access to services that support daily life and long-term stability.

TRANSPORTATION & SUPPORT

- Medical appointment transportation assistance
- Grocery-shopping transportation assistance
- Case management
- Healthcare coordination
- Community resource connections
- Employment and education resources
- Family support services

The goal is a welcoming apartment community where families have a stable home and can reach the resources that fit their own needs and goals.

Who Is Responsible When Something Goes Wrong

Phoenix Community Development Services will own and professionally manage Phoenix Manor. Established property-management policies, lease requirements, maintenance procedures, and operational standards will guide daily operations.

MAINTENANCE AND UPKEEP

- A full-time maintenance position dedicated to the property
- 24-hour emergency maintenance response
- A preventative maintenance schedule covering building systems, common areas, and grounds
- Routine unit and property inspections
- Professionally maintained landscaping and outdoor areas

MANAGEMENT AND SERVICES

- Professional on-site property management
- Resident service coordination and case management
- Lease enforcement consistent with law
- Documented management procedures
- A clear, responsive point of contact for neighbors

SAFETY MEASURES

- 24-hour front desk staffed by trained personnel
- Secure, controlled building access
- Security cameras in common areas
- Visitor check-in and verification
- Coordination with emergency responders
- Documented management procedures

VISITOR MANAGEMENT

Visitors check in at the front desk before entering residential areas. Staff verify visitor information and notify residents of their guest's arrival, using procedures similar to visitor-management systems commonly used in schools and healthcare facilities.

Phoenix Manor in Twenty Years

The most common concern about any new housing development is not what it looks like on opening day. It is what it looks like in twenty years. Phoenix Manor is structured so that the answer does not depend on anyone’s good intentions.

PERMANENT OWNER	PCDS will own and operate Phoenix Manor for the long term. This is not a property built to be sold on. The organization has worked in this community since 1981.
ENFORCED STANDARDS	The Illinois Housing Development Authority enforces affordability, management, and physical-condition standards for the full compliance period, through scheduled inspections that happen whether or not anyone complains.
DEDICATED MAINTENANCE	A full-time maintenance position is dedicated to the property, with 24-hour emergency response and a preventative maintenance schedule covering building systems, common areas, and grounds.
ONGOING REPORTING	The financing carries continuing obligations for resident eligibility, property management, financial reporting, physical inspections, and Fair Housing compliance.
A NEIGHBOR’S CONTACT	A responsive point of contact for neighbors exists from the day the building opens and does not go away after lease-up.

THE DIFFERENCE BETWEEN A DEVELOPMENT AND AN INVESTMENT

A developer who plans to sell has an interest in the building through closing. An owner who plans to stay has an interest in it for as long as it stands. Phoenix Manor is the second kind.

Services That Support Housing Stability

Phoenix Community Development Services provides and coordinates voluntary supportive services based on each household’s needs, goals, and preferences. Residents choose which services are helpful to them. Participation is not required as a condition of tenancy.

Case management and individualized planning	Healthcare and behavioral-health coordination
Benefits navigation and Medicaid enrollment assistance	Employment readiness and workforce development
Financial literacy and budgeting support	Life-skills education
Educational and family support resources	Connections to food, clothing, furnishings, transportation, and other community resources

PCDS EXPERIENCE

Phoenix Community Development Services has provided behavioral-health services, intensive case management, and supportive housing in Central Illinois for more than four decades. PCDS collaborates with healthcare providers, educational institutions, workforce organizations, public agencies, and nonprofit partners so residents connect with existing community resources rather than duplicating services.

Expanding Access to Healthcare

3,500

SQUARE-FOOT CLINIC

15-year

OSF LEASE COMMITMENT

Public

OPEN BEYOND RESIDENTS

Phoenix Manor includes an approximately 3,500-square-foot health clinic that will serve both Phoenix Manor residents and members of the surrounding South Peoria community. The clinic creates a central, accessible location where care is provided with respect and dignity. OSF HealthCare has committed to the clinic through a 15-year lease.

STILL BEING FINALIZED

Accepted insurance, hours of operation, and the specific services offered will be finalized by OSF HealthCare before the clinic opens. PCDS will share those details with the neighborhood as soon as OSF confirms them.

STABLE HOUSING IMPROVES HEALTH

51%

fewer emergency department visits in the 12 months after obtaining housing with supportive services

48%

fewer overall hospital visits in the same 12-month period

A 2024 supportive-housing study reported 51 percent fewer emergency department visits and 48 percent fewer overall hospital visits during the 12 months after participants obtained housing with supportive services.

The research does not guarantee identical results at Phoenix Manor, but it illustrates why integrating stable housing, supportive services, and accessible healthcare is a sound community-health strategy.

How Phoenix Manor Is Funded

Phoenix Manor uses a layered financing structure common to affordable housing development. The project combines federal Low-Income Housing Tax Credits, state and local resources, private investment, and financing to create housing that would not otherwise be financially feasible.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY	Low-Income Housing Tax Credits and health-and-housing resources
CITY OF PEORIA	HOME-ARP Funds, plus the donated land
PEORIA COUNTY	Health Equity Funds
PRIVATE EQUITY	Generated through the sale of tax credits through a syndicator
PRIVATE FINANCING	Conventional debt and other project partners

WHERE THE TAX CREDITS COME FROM

Low-Income Housing Tax Credits are awarded through a competitive statewide process and are not available for purchase by individuals. The credits are generally sold through a syndicator to institutional investors. The financing does not divert individual tax credits or locally controlled housing resources.

PUBLIC ACCOUNTABILITY

The financing requires long-term compliance related to resident eligibility, property management, building maintenance, financial reporting, physical inspections, Fair Housing, and affordability. Phoenix Manor’s apartments are required to remain affordable for «TERM» years.

Who Pays the Rent?

Residents pay rent. All 48 apartments are planned to receive Project-Based Voucher rental assistance through the Peoria Housing Authority, which means each household pays a portion of the rent from its own income — generally about 30 percent of adjusted household income under federal rules — and the voucher covers the approved balance.

Project-Based Vouchers are attached to specific apartments within Phoenix Manor rather than issued to individuals for use anywhere in the private market. The vouchers were awarded to the development through a competitive process.

PROJECT-BASED VOUCHER

Attached to the apartment. Stays with Phoenix Manor.

HOUSING CHOICE VOUCHER

Issued to the household. Travels with the family.

DOES THIS REDUCE HOUSING CHOICE VOUCHERS?

No. The Project-Based Vouchers supporting Phoenix Manor are tied to the development and do not remove vouchers from households currently participating in the tenant-based Housing Choice Voucher Program.

CAN A FAMILY MOVE?

Yes. After the required initial period of occupancy, a household may request tenant-based rental assistance in order to move elsewhere, subject to availability and Peoria Housing Authority policy. Phoenix Manor is a home residents choose to stay in, not a placement they are bound to.

The Project-Based Voucher structure provides predictable rental assistance that supports long-term affordability and stable property operations.

Project Partnerships

Phoenix Manor depends on partners who each carry a defined role. Together they contribute the housing, healthcare, regulatory, financial, and service expertise the development needs to succeed over the long term.

PHOENIX COMMUNITY DEVELOPMENT SERVICES	Owner, developer, property manager, and supportive-services provider. PCDS will remain the long-term owner and operator, and has delivered behavioral-health services, case management, and supportive housing in Central Illinois for more than four decades.
ILLINOIS HOUSING DEVELOPMENT AUTHORITY	The state's housing finance agency. It awards the tax credits that finance construction, approved the site, and enforces long-term compliance with affordability, management, and physical-condition standards.
PEORIA HOUSING AUTHORITY	Administers the Project-Based Vouchers attached to the apartments and determines voucher eligibility, including criminal background screening, under federal regulations and Housing Authority policy.
OSF HEALTHCARE	Development partner and operator of the neighborhood health clinic under a 15-year lease. OSF's partnership made the site change possible and brings primary healthcare access to the neighborhood.
CITY OF PEORIA	Donated the land, identified the Krause Avenue site, and is contributing HOME-ARP funds.
PEORIA COUNTY	Contributing Health Equity Funds and serving as an ongoing community partner.
HOME FOR ALL CONTINUUM OF CARE	Operates the community's Coordinated Entry system, the single door through which every Phoenix Manor referral is made.
COMMUNITY PARTNERS	Local healthcare, behavioral-health, employment, education, and family-service organizations. PCDS coordinates with these providers so residents connect with resources that already exist in Peoria rather than duplicating them.

Common Questions About Phoenix Manor

Is Phoenix Manor an emergency shelter?

No. Phoenix Manor is permanent housing. Residents sign leases and live in private apartments.

Who will live at Phoenix Manor?

Eligible families experiencing homelessness who are referred through Coordinated Entry and meet federal and program requirements.

Can anyone walk into the building?

No. Building access is secure and controlled. Visitors check in and are verified at the staffed front desk before entering residential areas.

How are residents screened?

PCDS verifies program eligibility and documentation. The Peoria Housing Authority determines voucher eligibility, including criminal background screening, under federal rules and Housing Authority policy.

Will the property be professionally managed?

Yes. PCDS will provide professional property management, full-time maintenance, resident-service coordination, routine inspections, and lease enforcement.

Are supportive services mandatory?

No. Services are voluntary and tailored to each household's needs and goals.

Is the OSF clinic only for residents?

No. The clinic will serve both Phoenix Manor residents and the surrounding community.

Does Phoenix Manor take Housing Choice Vouchers from other families?

No. The Project-Based Vouchers are tied to Phoenix Manor and do not reduce assistance held by current Housing Choice Voucher participants.

What happens if a resident violates the lease?

Residents sign the same kind of lease as tenants anywhere else, and the same consequences apply. Violations are documented and addressed through progressive enforcement, up to and including eviction. Supportive services are offered to help households resolve problems, but accepting services is not a substitute for meeting lease obligations.

Will Phoenix Manor affect nearby property values?

The Krause Avenue site is vacant today. Phoenix Manor replaces it with a new, professionally managed building under permanent ownership, with maintenance and physical-condition standards enforced by the state for the length of the affordability period.

How We Will Know If This Worked

The success of Phoenix Manor will not be measured simply by the completion of a building. Success is reflected in resident stability, responsible operations, strong partnerships, and the development's contribution to South Peoria.

- Families remain stably housed.
- Children grow up in safe, consistent homes.
- Residents can access healthcare and voluntary supportive services.
- The property remains attractive, well maintained, and professionally managed.
- Neighbors have a clear and responsive management contact.
- Community partnerships remain active and accountable.
- Phoenix Manor contributes to continued investment in South Peoria.

**9 in
10**

PCDS program data indicates that more than nine in ten of its supportive-housing residents remain in permanent housing and do not return to homelessness.

SOURCE: Phoenix Community Development Services Annual Report 2025

STABLE HOUSING AND GRADUATION

87%

ALL U.S. PUBLIC HIGH SCHOOL STUDENTS

69.3%

STUDENTS EXPERIENCING HOMELESSNESS

An achievement gap of nearly 18 percentage points in four-year graduation rates. Stable housing removes barriers such as frequent moves, chronic absenteeism, and school disruption, giving children a far greater opportunity to graduate and succeed.

SOURCE: U.S. DEPARTMENT OF EDUCATION / NATIONAL CENTER FOR HOMELESS EDUCATION

PCDS is committed to tracking outcomes, maintaining regulatory compliance, and using data to strengthen services and property operations over time.

What Residents Say

Phoenix Manor does not exist yet. Phoenix Community Development Services has been housing people in Peoria since 1981, and the letters on this page and the next were written by residents of PCDS properties that are open today — Madison I, Madison II, and Glendale Commons. They were written in July 2026 and are reproduced with light editing for spelling only.

I was housed at New Hope Apartments in early August 2016. At the time I was drinking all the time and living in the street. I was dying and didn't care. Phoenix Outreach helped any way they could, and one hot August day they said, come on, we have you an apartment. Gave me a nice clean apartment, gave me dishes and food, and said this is your apartment. But if you would like any help, tell us. We would love to help you.

Every time you would see someone from Phoenix they would give you respect and encouragement, to the point you realize — I think they really do care about you. Now they help me to be independent and have a good life. I think they helped me accomplish what I tried to do for 51 years. Point is, I'm truly blessed to have all the staff in my life.

MICHAEL W. LEE · Madison II

Phoenix Community Development Services is a very special program which helps people like myself, families that are homeless and have a hard time with housing and shelter. Being homeless is a tough thing to go through and deal with.

Phoenix Community Development Services is more than a helping hand. They change lives, put smiles on the faces of who they helped. Ten years ago today I was homeless and had nowhere to turn, and Phoenix Community Development Services is our guardian angel.

RAMON STRONG · Glendale Commons

What Residents Say, continued

What Phoenix Community Development has done for me is this. My husband was in bad health and he could not get on dialysis while we were in a shelter. We were on a waiting list to get into Glendale Commons because all of the apartments were full. When we got the call that we were picked for an apartment, we signed the papers and we had our keys that day. We slept on the floor the first night, and then they helped us get furniture and a bed. My husband was allowed to be on dialysis because we had a place to call home.

Later they gave me a job, and the job I worked at was a homeless shelter. Through the three years I was there they placed many of my clients in housing. If it was not for them, a lot of people would be on the street.

REBECCA RUSSELL · Glendale Commons

I would like to say I appreciate everything Phoenix has done for me. I started over ten years ago when it was SSOC. They have helped me with losing a house, moving me to New Hope, and helped find me a new place to live. They have helped me and worked me through the good and the bad, and the caseworkers are awesome. Thank you for everything, you as a team.

Sincerely, not a consumer — as a resident.

STEPHANIE VINCENT · Madison II

I am very thankful for everything Phoenix Development has done for me. Without them I would still be homeless. I am very proud to say that without them I would still be staying in garages. They pay my electricity bill so I can see at night. What can I say — I really need and love them. All the staff are wonderful.

DARELL STEVENSON · Madison I

This is very respectable housing and they help with lots of things. They also have counselors for us. I learned how to pay bills.

CHRISTOPHER YOUNG · Madison II

Our Commitment to the Community



Phoenix Manor will be owned and managed by the same organization that has worked in this community since 1981, and PCDS will still be its owner decades from now. That is the difference between a development and an investment.

We will keep the building maintained, the grounds cared for, and the management office answering its phone. We will meet the compliance obligations that come with this financing, which extend well beyond the completion of construction. And we will keep talking to the people who live around it — before construction, during it, and for as long as Phoenix Manor stands.

Ninety-three families in this community have been assessed and identified as needing permanent supportive housing. One hundred twenty-two of the people on that list are children. Forty-eight of those households will have a home here.

OUR COMMITMENT

If you have a question about any of this, our contact information is on the last page of this guide. Please use it.

Sources & Reference Materials

- 01 *Phoenix Manor New Construction Project Narrative, June 22, 2026.*
- 02 *Phoenix Manor Sponsor Experience and Service Plan Narrative.*
- 03 *Updated Market Study for Phoenix Manor, Development Strategies, June 9, 2026.*
- 04 *Phoenix Manor schematic design set, Design Mavens Architecture, PLLC — sheets A101, A102, and A201, June 26, 2026.*
- 05 *Redeveloping McKinley and Harrison School Sites, Counselors of Real Estate Consulting Corps, March 2023.*
- 06 *Miller et al., "Preliminary Impact of Supportive Housing on Healthcare Utilization," 2024, PubMed Central (PMC11316863).*
- 07 *Local Continuum of Care Coordinated Entry data supplied by PCDS, July 2026.*
- 08 *The 2025 Annual Homelessness Assessment Report to Congress, Part 1: Point-in-Time Estimates of Homelessness, U.S. Department of Housing and Urban Development, released May 29, 2026.*
- 09 *Illinois Report Card, Peoria SD 150 district profile — enrollment and students identified as homeless under the McKinney-Vento Act, 2024–2025 school year. Illinois State Board of Education, illinoisreportcard.com.*
- 10 *Four-year adjusted cohort graduation rates for students experiencing homelessness, U.S. Department of Education / National Center for Homeless Education.*
- 11 *Resident letters submitted to Phoenix Community Development Services, July 16, 2026. Originals on file.*
- 12 *Phoenix Community Development Services Annual Report 2025.*

QUESTIONS ARE WELCOME

How to Reach Us

This guide was written to answer questions. If it did not answer yours, contact us directly. We would rather hear from you than have you rely on secondhand information.

PHOENIX COMMUNITY DEVELOPMENT SERVICES

202 NE Madison Avenue, Peoria, Illinois
309-674-7310 · www.phoenixpcds.org

DURING CONSTRUCTION AND AFTER OPENING

Neighbors with questions or concerns about the property can contact **Pamela Stevens, Director of Housing & Community Development** at **309-222-2577**. Emergency maintenance is answered 24 hours a day.

EQUAL HOUSING OPPORTUNITY

Phoenix Manor will be operated in compliance with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, the Illinois Human Rights Act, and all other applicable federal, state, and local fair housing and equal opportunity requirements. Phoenix Community Development Services does not discriminate in the admission of residents, the provision of services, or the operation of its housing. Reasonable accommodations are available on request.

Phoenix Manor is a proposed development. Details in this guide reflect plans as of July 2026 and are subject to change as design, financing, and regulatory review are completed.

Front of Site





PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 6, 2026

CASE NUMBER: PZ 261-2026

TO: Planning & Zoning Commission

FROM: Josh Naven, Senior Planner

RE: Written Public Comments

The packet includes written public comments received prior to 3:00 PM on Friday, July 31, 2026.

Attachments:

1. CORE Engineering
2. Mayor Rita Ali



601 SW Water St.
Peoria, IL 61602
T 309.404.4700

July 31, 2026

Planning and Zoning Commission
City of Peoria

Re: Support for Special Use Application – 2702 W. Krause, Peoria, IL

Planning and Zoning Commission Members:

Please accept this letter in support of the Special Use application submitted by Phoenix Community Development Services (Phoenix CDS), the region's largest provider of supportive housing, to construct a new Permanent Supportive Housing development at 2702 W. Krause in Peoria, Illinois.

This development represents a significant opportunity to address chronic homelessness among families in the Peoria region while also expanding access to healthcare through the inclusion of an ambulatory health clinic that will serve both residents of the development and the surrounding community. The project will bring an investment of more than \$23 million to create new affordable housing in a neighborhood that has experienced decades of underinvestment in both housing and healthcare resources.

The proposed development is consistent with the recommendations outlined in the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan, developed in partnership with the Illinois Housing Development Authority (IHDA). Among its recommendations for the South Side is the development of additional multifamily housing paired with supportive services to meet the community's housing and service needs.

Thank you for your thoughtful consideration of this Special Use request. If you have any questions or would like additional information, please contact Dan Joos at 309-208-3678 or danjoos@coreconstruction.com.

Respectfully,

A handwritten signature in blue ink that reads "Dan Joos". The signature is written in a cursive, flowing style.

Dan Joos
Sr. Project Director
CORE Construction
danjoos@coreconstruction.com

www.coreconstruction.com



OFFICE OF MAYOR RITA ALI

TO: PEORIA PLANNING AND ZONING COMMISSION

FROM: Rita Ali, Mayor 

DATE: July 31, 2026

RE: PHOENIX MANOR ZONING APPLICATION

Dear Commissioners,

I am writing to express my **full support** for Phoenix Community Development Services' zoning application for Phoenix Manor at 2702 W. Krause Avenue. I recognize and appreciate the Commission's important role in helping to guide Peoria's development and request your consideration of the following information.

Urgent Affordable Housing Need

Peoria's south side has experienced decades of disinvestment that left much of its older housing stock in poor condition. Demolition without replacement has created a net loss of homes, limiting options for residents who want to stay in the area and the lack of quality, affordable housing has contributed to population decline and the erosion of neighborhood stability. Population loss has produced secondary impacts, including reduced access to grocery stores, pharmacies, and retail—creating service deserts. There is an urgent need for new housing construction, rehabilitation of existing homes, and targeted investment to stabilize and revitalize Peoria's south side. The Phoenix Manor development will expand housing options, help attract and retain families, assist in supporting neighborhood vitality, and spur efforts to reestablish essential community services. Most importantly, this project will provide stable homes for unhoused families.

Alignment with Peoria's Strategic Plans

Over the past five+ years as mayor, I have been intricately involved with numerous plans to address housing shortages and neighborhood revitalization efforts for Peoria's south side. The City of Peoria and Peoria Housing Authority received a federal planning grant to assist these efforts on the far south side. The *Peoria South Choice Neighborhoods Transformation Plan* was developed through an inclusive community-centered planning process that prioritized the voices of residents, stakeholders, and local partners. It calls for expanding much needed quality, affordable housing in the area in which Phoenix Manor is proposed. The project also aligns with recommendations from the Consultants in Real Estate (CRE) group that recommended more

housing and healthcare options in this area. Further, the project is complimentary to the long-term redevelopment of Harrison Homes and future housing strategies.

Addressing Critical Community Needs

It is important to stress that population growth through housing is the catalyst for grocery stores and other services. Waiting for additional infrastructure or commercial investment would be counterproductive and risk losing this significant \$23M dollar project for the Peoria South neighborhood. It supports citywide goals for repopulations, stabilization, and economic revitalization of this area.

Strong Partnerships and Institutional Support

Phoenix Manor represents strong partnerships with many important entities and resources starting with its developer, Phoenix Community Development Services which has a strong track record in supportive housing, the Peoria Housing Authority which will provide project-based vouchers for all units, OSF HealthCare committing to a 15-year lease for a neighborhood healthcare clinic, the Illinois Housing Development Authority, the City of Peoria, and numerous other service providers and education entities. This demonstrated collaboration is an amazing opportunity for Peoria and its southside community.

Safety, Operations, and Accountability

The residents of Phoenix Manor will benefit from comprehensive safety measures and operational plans and the City is committed to holding the provider accountable for professional property management, additional safety provisions, and accountability as indicated in its proposal.

Hope and Opportunity

This project brings hope and opportunity as a positive addition to Peoria's south side.

- 48-unit Permanent Supportive Housing community on the former Harrison School site
- Professional property management.
- 24-hour case management
- On-site 3,500-square-foot OSF HealthCare clinic serving residents and the nearby community.
- Permanent, high-quality housing — not a shelter or temporary facility.
- Two-story design and long-term investment nature of the development.

I appreciate your thoughtful review of the Phoenix Manor application and this additional insight. I look forward to supporting the next steps when the matter comes before Peoria City Council.