

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

A meeting of the Planning & Zoning Commission was held on Thursday, March 7, 2019, at 1:03 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioners absent: None.

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on February 7, 2019; seconded by Commissioner Misselhorn. A correction was noted for Case No. PZ 19-04 to include the discussion of existing sidewalks and the lack of sidewalks in the subject area. A correction was noted for Case No. PZ 18-D that Commissioner Heard was not present at the meeting and the voting record should reflect Commissioner Wiesehan instead.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS**CASE NO. PZ 19-07**

Hold a Public Hearing and forward a recommendation to City Council on the request of Billie Jo Stambaugh of BCJ Services, Inc to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales, Repair, & Service for the properties located at 314-318 S Olive Street (Parcel Identification Nos. 18-17-209-004 and 18-17-209-015), Peoria IL. (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-07 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Remove all obstructions (vehicles, fencing and gate, etc) in the public alley located between Olive Street and Jefferson Ave.
- 2) Remove vehicles located in the public right-of-way of Jefferson Ave or obtain a Revocable Right-of-Way Permit from the Public Works Dept.
- 3) Replace all deteriorated sidewalks.
- 4) Install new sidewalk on Olive Street.
- 5) Reduce the height of the front yard fence on Olive Street to 3 feet or remove from the front yard.
- 6) There shall be no dismantling of vehicles for salvage.
- 7) The storage of impounded vehicles shall not be permitted.
- 8) All repair and service of motor vehicles shall be conducted within a fully-enclosed building.
- 9) All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
- 10) Waiver to allow existing landscaping, building setback, street façade, and windows/doors to remain as currently constructed, included no required screening of service doors.

The Petitioner was not present to provide comments.

Chairperson Wiesehan opened the Public Hearing at 1:25 p.m.

An interested citizen expressed concern for the lack of screening and landscaping. It was suggested that an approval should be delayed until certain conditions are met.

There being no further public testimony, the public hearing was closed at 1:32 p.m.

Discussion on the Findings of Fact was held. Concern was expressed for the condition and use of the property which brought a zoning complaint.

Motion:

Commissioner Unes made a motion to deny the request for a Special Use; seconded by Commissioner Misselhorn:

The motion was APPROVED viva voce vote 5 to 1.
Yeas: Barry, Ghareeb, Misselhorn, Unes, and Wiesehan – 5
Nays: Heard – 1

CASE NO. PZ 19-08

Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-08 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Peter Paraskis, representing the petitioner, described the proposed development should the rezoning be approved.

Chairperson Wiesehan opened the Public Hearing at 1:45 p.m. There being no public testimony, the public hearing was closed at 1:45 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve the request to rezone, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 6.
Nays: None

Commissioner Barry left the meeting at 1:50 pm.

CASE NO. PZ 19-09

Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Barry of Tres Rojas Winery, LLC to rezone property from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District and approve a preliminary plat with a waiver, for the property located at N Galena Road (Part of Parcel Identification No. 14-15-200-014), Peoria, IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-09 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers: