

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, March 2, 2023, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

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

City Staff Present: Kerilyn Weick, Julia Hertaus, Matt Smith, Masum Perkins, and Grace Burgener.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meetings held on February 2, 2023; seconded by Commissioner Martin.

Ms. Hertaus read Sharon Hill’s corrections of the January 5, 2023 Planning & Zoning Commission meeting minutes into the record (Exhibit 1).

The motion was approved unanimously by a viva voce vote 5 to 0.

REGULAR BUSINESS

PZ 1220-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Araceli Lear of Lear Homes, Inc., to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Assisted Living Facility for the property located at 2020 W War Memorial Dr (Parcel Identification No. 14-30-201-004), Peoria, IL (Council District 4).

Urban Planner, Julia Hertaus, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for an Assisted Living Facility.

The Development Review Board recommends approval of the request for an Assisted Living Facility with the following waivers and conditions:

1. Waiver to allow existing rock mulch to remain.
2. Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.
3. Waiver to eliminate required sidewalk along the frontage on Teamster Dr.
4. Condition to submit a revised site plan with compliant parking space dimensions.
5. Condition to repair dumpster enclosure as necessary to provide screening on all four sides with a gate entrance to be a minimum of 6 ft in height and maximum of 7 ft in height.

Discussion was held between Chairperson Wiesehan and Ms. Hertaus about the surrounding access roads and public services provided for said roads.

Araceli Lear, owner and petitioner, was present and provided the Commission with a copy of the property’s floor plan (Exhibit 2). Ms. Lear explained the goal of the project and the services that will be provided.

Chairperson Wiesehan opened the public hearing opened at 1:22 pm.



Reginald Gress expressed support for the request. Mr. Gress explained that his wife and his friends and relatives would benefit greatly from the proposed Assisted Living Facility. Mr. Gress stated that there is a lack of financially viable facilities available in Peoria.

Jasmine Holloway expressed support for the request and explained her relationship with the petitioner.

Elza Ghantous expressed support for the request. Ms. Ghantous stated that this is a good location for an Assisted Living Facility and that there is a need for this facility in Peoria.

With no further public testimony, public hearing closed at 1:29 pm.

Commissioner Martin read the Findings of Fact.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Heard.

The motion was approved unanimously by a viva voce vote 5 to 0.

PZ 1222-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Celeste Polk-Coverdell and Jean Polk to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 3218 N Isabell Avenue (Parcel Identification No. 14-29-453-008), Peoria, IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for a Short Term Rental.

Discussion was held between Commissioner Unes and Ms. Weick about the neighborhood cap on short term rentals. Ms. Weick stated that the cap is ten and this is the second application in the Biltmore Neighborhood Association.

The Development Review Board recommends approval of the request for short term rental with the following conditions:

1. Sidewalk and drive approach along the N. Isabell Avenue frontage shall be ADA compliant.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) total persons.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use of Privilege tax to the City of Peoria.
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. AN approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

Celeste Polk-Coverdell, owner and petitioner, was present and provided context on the request.