

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, December 3, 2020, at 1:00 p.m., via Remote Video Conference, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, Eric Heard, Richard Unes, Branden Martin, George Ghareeb (Arrived at 1:14 pm) and Michael Wiesehan – 6. Commissioner absent: Robin Grantham - 1.

City Staff Present: Leah Allison, Kerilyn Weick, Megan Nguyen, and Cynthia Fulford.

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 September 3, 2020; seconded by Commissioner Heard.

The motion was approved viva Roll Call Vote -4to 0.

REGULAR BUSINESS



PZ 167-2020

Hold a Public Hearing and forward a recommendation to the City Council on the request of Jason McMeen, on behalf of St. Paul's Episcopal Church, to amend an existing Special Use Ordinance No. 10,086, as amended, in a Class R-3 (Single Family Residential) District, for Church Facilities to include a Commissary Kitchen and School for the Arts for the property located at 3601 N. North Street (Parcel Identification Numbers 14-28-301-003 and 14-28-301-008), Peoria, IL. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 167-2020 into the record and presented the request. Ms. Weick provided a summary of the request and offered relevant background context

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

1. School for the Arts may not store or use materials which exceed the limits allowed by a B (Business) Occupancy as defined by the building and fire safety codes adopted by the City of Peoria.
2. Each sink, made available to the School for the Arts users, shall have a well visible sign stating "Do Not Dump Paint and Solvents Down the Drain".
3. On-site dining affiliated with the commissary kitchen is not permitted.
4. Commissary Kitchen operator must maintain Food Safety License from the Peoria City/County Health Department.
5. Repaint the striping for parking lot spaces.
6. Provide 1 accessible parking space per 25 standard parking spaces. Accessible parking spaces shall have markings and signs clearly visible pursuant to City of Peoria Code Appendix A, Section 8.1.5.E.

Jason McMeen, petitioner, responded to the commission that no alterations are requested to the building and that there is a fire sprinkler system only in the kitchen.

Chairperson Wiesehan opened the public hearing at approximately 1:18 PM.

Senior Urban Planner, Leah Allison, Community Development Department, read written public testimony into the record.

[Written public testimonies]

Mr. McMeen stated, the response from neighbors has been supportive and traffic would be less than the montessori school.

The public hearing was closed at approximately 1:22 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:23 PM.

Motion:

Commissioner Heard made a motion to approve the request with recommendation that staff monitor the additional traffic; seconded by Commissioner Barry:

The motion was APPROVED viva roll call vote 6 to 0.

Yeas: Barry, Ghareeb, Heard, Martin, Unes and Wiesehan – 6

Nays: None – 0

PZ 168-2020

Hold a Public Hearing and forward a recommendation to the City Council on the request of Michael Honegger, on behalf of Julia Wojtalik, to rezone property from the current Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 2132 N Gale Avenue (Parcel Identification No. 14-32-451-010), Peoria IL. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 168-2020 into the record and presented the request. Ms. Weick provided a summary of the request and offered relevant background context.

The Development Review Board recommends APPROVAL of the request.

Michael Honegger, representing the property owner, verified the location of the property and proposed parking lot.

Chairperson Wiesehan opened the public hearing at approximately 1:37 PM. There being no public testimony, the public hearing was closed at approximately 1:37 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:38 PM.

Motion:

Commissioner Unes made a motion to approve the request as presented; seconded by Commissioner Martin:

The motion was APPROVED viva roll call vote 6 to 0.

Yeas: Barry, Ghareeb, Heard, Martin, Unes and Wiesehan – 6

Nays: None – 0

Public Comment for December 3, 2020 Planning and Zoning Commission Meeting

glspnh@aol.com <glspnh@aol.com>

Tue 11/24/2020 7:44 PM

To: Leah Allison <lallison@peoriagov.org>

**PUBLIC COMMENT FOR DECEMBER 3, 2020
PLANNING AND ZONING COMMISSION MEETING**

I have concerns about the hours of operation about the commissary kitchen.

I have concerns about the amount of traffic in the neighborhood since there are no other businesses in the area bound by War Memorial Drive, Knoxville, Forrest Hill, and Sheridan except two, the State farm office on Forrest Hill and the empty Verizon store building at War Memorial and Sheridan. These two businesses have entrances on to main Peoria streets. As we all know, no new entrances will be permitted onto War Memorial Drive, as a State mandate. No hours of operation have been released for this business. The residents in this neighborhood pay ample real estate taxes, and do not want it downgraded with the start of more businesses in a RESIDENTIAL AREA.

I realize that all churches, nationwide, have seen a decline in attendance and membership in recent years. This of course leads to a need for more money for maintenance, staff, and utilities. I am not sure, but I do not think the Montessori school is using the church building.

This would decrease revenue for the church. I would suggest the church get back to OLD FASHIONED methods of creating revenue. These might include a pancake breakfast once a month for the neighborhood, a church rummage sale, once a month craft show, recreation night for grade school and high school people. In the 1960's St Paul's actually had a friday night dance for high school people in the basement under the art studios that are there now. Admission was charged.

I feel that letting one restaurant into this residential area will just be the beginning for more commercial establishments. I live in a peaceful residential area of Peoria and definitely want to keep it that way.

Thank you ,
Gary Spainhour 401 West Florence Ave, Peoria, Illinois

“Public Comment for December 3,2020 Planning & Zoning Commission Meeting”

tina paine <robertswife83@sbcglobal.net>

Wed 12/2/2020 4:57 PM

To: Leah Allison <lallison@peoriagov.org>

Please take into consideration the additional traffic generated on W. Florence Ave with the opening of new services at St. Paul's. We fully support the church's desire to bring occupants to their building but said occupants, clients and delivery vehicles have to access the church property via our neighborhood. Will the church please support our concerns regarding speeding and traffic issues by asking the city to place speed bumps on W. Florence Ave and installing a 4-way stop at the corner of W. Florence Ave and Evergreen. While we welcome the Commissary Kitchen and School for the Arts to our neighborhood please help us by controlling the traffic flow on our street. Thank you

Tina Paine
519 W Florence Ave
Peoria, Illinois 61614

Sent from my iPhone