

**: OFFICIAL PROCEEDINGS :**

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

A virtual meeting of the Planning & Zoning Commission was held on Thursday, March 3, 2022, at 1:00 PM with Chairman Mike Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

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

City Staff Present: Leah Allison, Joe Dulin, Josh Naven, Kerilyn Weick, Julia Hertaus, Blake Eggleston and Irina Riggenbach.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Irina Riggenbach.

**MINUTES**

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on February 3, 2022 and February 17, 2022; seconded by Commissioner Heard.

The motion was approved unanimously by a roll call vote 4 to 0.  
Richard Unes abstained due to not being present at either meeting.

**REGULAR BUSINESS**

**PZ 723-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Danielle Sands of National Youth Advocate Program to obtain a Special Use in a Class R-2 (Single Family Residential) District for an Assisted Living Facility for the property located at 9915 N Barbados Dr (Parcel Identification No. 09-32-251-010), Peoria, IL (Council District 5).

The applicant has withdrawn this request.

Karen Bennett, 9930 N Jamaica Dr., asked about the notification requirements if this case were to be reheard.

Assistant Director Community Development, Leah Allison explained the notification requirements for the Planning and Zoning Commission.



**PZ 727-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone property from the present Classes of CG (General Commercial) and R-4 (Single Family Residential) Districts to I2 (Railroad/Warehouse Industrial) District for the properties located at 113 Van Buren St, 201 Van Buren St, 205 Van Buren St, 2112 NE Madison St, 2111 NE Jefferson St, and 2133 NE Jefferson St (Parcel Identification Nos. 18-03-230-001, 18-03-230-014, 18-03-230-015, 18-03-230-024, 18-03-230-025, 18-03-230-026, and 18-03-230-027), Peoria, IL (Council District 1).

Assistant Director Community Development, Leah Allison, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request based on the existing adjacent I-2 (Railroad/Warehouse Industrial) zoning.

Douglas Roelfs, General Manager City Link, explained how CityLink is building a new maintenance and administrative facility. Acquiring the properties and rezoning will give them room for expansion and to build parking lot for employees.

Chairperson Wiesehan, asked about the use of the new building.

Mr. Roelfs clarified the existing facility is storage and maintenance. The new building will be utilized for office space, maintenance and administratively.

Chairperson Wiesehan asked about the plans for the current administrative building.

Mr. Roelfs stated they don't have concrete plans for the old building but are exploring options, potentially a medical facility.

Chairperson Wiesehan opened the public hearing at 1:15 PM.

Karina Miranowski, 2130 NE Jefferson Ave expressed opposition to the rezoning. They have experienced increased traffic due to Komatsu and there have been an increased number of accidents there. This area is low income residential where many families are raising children.

Assistant Director Community Development Leah Allison read a public comment letter.

- ANH Goessman Enterprises, letter in opposition.

Mark Stromberg, engineer for the applicant, the parcel in question is the parking lot. The plan is to separate the bus traffic that is on site from employee and visitor parking. The idea is to make traffic safer for employees and not to mix parking with bus customers.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:21 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Unes made a motion to approve; seconded by Commissioner Heard.

The motion was approved by roll call vote 5 to 0.

Yes: Wiesehan, Unes, Heard, Barry, Martin- 5

Nay: None

**PZ 728-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Father Patrick Henehan of St Jude Roman Catholic Congregation of Peoria to amend existing Special Use Ordinance No. 9,126, as amended, in a Class R-3 (Single Family Residential) for Church Facilities to Rebuild the Sanctuary Building and New Bell Tower for the property located at 10811 N Knoxville Ave (Parcel Identification Nos. 09-29-177- 002 and 09-29-326-001), Peoria, IL (Council District 5).

Assistant Director Community Development, Leah Allison, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request subject to the following conditions and waiver:

1. Provide a landscape plan in compliance with the Unified Development Code prior to issuance of a building permit.