

**: OFFICIAL PROCEEDINGS :**

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

A special meeting of the Planning & Zoning Commission was held on Thursday, June 10, 2021, at 1:00 p.m. with Chairman pro tem Richard Unes presiding and with proper notice having been posted.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Glen Wetterow.

**ROLL CALL**

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

City Staff Present: Leah Allison, Kerilyn Weick, and Glen Wetterow.

**MINUTES**

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on May 6, 2021; seconded by Commissioner Martin.

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

**REGULAR BUSINESS**

**PZ 296-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Donna Moore to obtain a Special Use in a Class R-6 (Multi-Family Residential) District for Transfer of Property for Four Dwelling Units, for the property located at 1106 NE Jefferson Ave (Parcel Identification No. 18-03-333-019), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 296-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. The Development Review Board recommends approval of the request, including the requested waivers and the following conditions:

- 1) Provide six parking spaces which are hard surfaced, striped per required dimensions, and independently maneuverable.
- 2) Compliance with all applicable building and life safety codes.

Discussion was held on history of the use of the property.

Robert McMillen, agent on behalf of the petitioner spoke on the record keeping of the property.

Chairman pro tem Unes opened the public hearing at approximately 1:15 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:15 PM.

Commissioner Heard read the Findings of Fact for discussion.

**Motion:**

Commissioner Barry made a motion to APPROVE as presented; seconded by Commissioner Grantham:

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

**PZ 301-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jean Heinz to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the properties located at 309 S Warren Street, 2808 SW Jefferson Street, and 2810 SW Jefferson Street (Parcel Identification Nos. 18-17-326-006, 18-17-326-007, and 18-17-326-010), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 301-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. The Development Review Board recommends approval of the request.

Discussion was held on the prior use of the property and adjacent property.

The petitioner, Jean Heinz was sworn in by Glen Wetterow.

Petitioner, Jean Heinz, provided a summary of the request. In response to the commission Ms. Heinz clarified the history of the use of the property and the presence of a structure on the adjacent property.

Chairman pro tem Unes opened the public hearing at approximately 1:26 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:26 PM.

Commissioner Heard read the Findings of Fact for discussion.

**Motion:**

Commissioner Heard made a motion to APPROVE as presented; seconded by Commissioner Grantham:

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

**PZ 311-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Betty Mae Hollenberg to approve an Annexation Petition and Annexation Agreement with a request to rezone (upon annexation) from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District for the property located at Temp Address 8600 N Radnor Road (Parcel Identification No. 13-01-200-003), Peoria, IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 311-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. The Development Review Board recommends approval of the request subject to the following:

- 1) The north Radnor Rd property line extends to the centerline of the road. Peoria county may require dedication of additional row along the Radnor road frontage of this parcel during future development or subdivision.
- 2) Upon future development or subdivision, the creek running through the parcel will require a stream buffer easement per the city's ordinance.
- 3) Any development on the parcel will be required to meet the city's stormwater ordinance at the time of plan approval.
- 4) This parcel is located on and/or adjacent to proposed roads on the City of Peoria's thoroughfare map. Future development or subdivision will require compliance with the city's thoroughfare plan.

Discussion was held around timing for infrastructure when needed at the time of future development.

Dale Hollenberg, the petitioner's husband, provided a summary of the request for annexation.

Discussion was held on the understanding of conditions and comments made by staff.

Chairman pro tem Unes opened the public hearing at approximately 1:37 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:37 PM.

**Motion:**

Commissioner Barry made a motion to APPROVE ANNEXATION as presented; seconded by Commissioner Heard:


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

Commissioner Heard read for discussion the Findings of Fact for a Rezoning request.

**Motion:**

Commissioner Grantham made a motion to APPROVE REZONING; seconded by Commissioner Martin:

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



**PZ 316-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria relating to amendments to the permitted use table related to permitted and special uses.

Urban Planner, Glen Wetterow, Community Development Department, read Case No. PZ 316-2021 into the record and presented the request. Mr. Wetterow provided a summary of the request and offered relevant background context.

Discussion was held on the proposed change to allow Apartments as a permitted use in the Industrial zoning districts.

Chairman pro tem Unes opened the public hearing at approximately 1:48 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:48 PM.

**Motion:**

Commissioner Martin made a motion to APPROVE; seconded by Commissioner Barry:

The motion was approved viva voce vote 4 to 1 (Grantham).

**PZ 317-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code relating to Fulfillment Centers.

Urban Planner, Glen Wetterow, Community Development Department, read Case No. PZ 317-2021 into the record and presented the request. Mr. Wetterow provided a summary of the research and considerations made in preparation of the proposed amendment.

Discussion was held around delivery activities at a fulfillment center.

Chairman pro tem Unes opened the public hearing at approximately 1:57 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:57 PM.

**Motion:**

Commissioner Heard made a motion to APPROVE; seconded by Commissioner Barry:

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

**PZ 242-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority.

Senior Urban Planner, Kerilyn Weick, Community Development Department, requested the case is deferred to the next regular scheduled hearing.

**Motion:**

Commissioner Martin made a motion to DEFER; seconded by Commissioner Grantham:

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 2:00 PM.

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



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Kerilyn Weick, Senior Urban Planner