

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, May 6, 2021, at 1:00 p.m. with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, Branden Martin, Robin Grantham, Richard Unes, Eric Heard, George Ghareeb and Mike Wiesehan – 7.

City Staff Present: Leah Allison, Kerilyn Weick, Josh Naven, and Cynthia Fulford.

SWEARING IN OF SPEAKERS

Speakers were sworn in by George Ghareeb.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on April 1, 2021; seconded by Commissioner Ghareeb.

The motion was approved unanimously by viva voce vote 7 to 0.

REGULAR BUSINESS

PZ 273-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Leo Johnson of Leo Johnson Auto Sales to obtain a Special Use in a Class C-N (Neighborhood Commercial) for Auto Sales, for the property located at 2316 SW Jefferson Avenue (Parcel Identification No. 18-17-182-001), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 273-2021 into the record and provided a summary of the request.

Discussion was held around removal and replacement of the sidewalk and fence.

Petitioner, Leo Johnson, provided a summary of the request.

Chairperson Wiesehan opened the public hearing at approximately 1:18 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:18 PM.

Findings of facts were read by Commissioner Ghareeb at 1:19p.m.

Motion:

Commissioner Ghareeb made a motion to APPROVE; seconded by Commissioner Unes. After discussion Commissioner Ghareeb withdrew the motion.

Commissioner Grantham made a motion to APPROVE per Staff’s recommendation but with the following modifications; seconded by Commissioner Martin:

- 1) Condition no. 4 is replaced with remove or replace the existing fence.
- 2) Eliminate condition no. 6 regarding sidewalks.
- 3) All repairs must be completed within six months.

The motion was approved unanimously by viva voce vote 7 to 0.

PZ 277-2021

Hold a Public Hearing and forward a recommendation to the City Council on the request of Steve Roehm, of University Professional Building LLC, to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at 5006 N University Street, Parcel Identification No. 14-20-251-008), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 277-2021 into the record and provided a summary of the request.

Discussion was held around the allowable land uses under C-1 zoning and limiting commercial development on University.

Chairperson Wiesehan opened the public hearing at approximately 1:39 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:39 PM.

Findings of facts were read by Commissioner Ghareeb at 1:40p.m.

Motion:

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

The motion was approved unanimously by viva voce vote 7 to 0.



PZ 283-2021

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

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 283-2021 into the record and provided a summary of the request.

A replacement ordinance was distributed, and the differences were noted between the ordinance included in the packet. Specifically, the addition of underlining and a rewording of the third performance standard for Innovation Uses. (Replacement Ordinance attached as Exhibit 1)

Discussion was held around the time frame of the request.

Chairperson Wiesehan opened the public hearing at approximately 1:47 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:47 PM.

Motion:

Commissioner Martin made a motion to APPROVE; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 7 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.

Motion:

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

The motion was approved unanimously by viva voce vote 7 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn; seconded by Commissioner Unes at approximately 1:51 PM.

The motion was approved unanimously by viva voce vote 7 to 0.



Cynthia Fulford, Development Technician

AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO INNOVATION USES

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Appendix A, the Unified Development Code;

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

5.2 PERMITTED USE TABLE

5.2.2. Permitted Use Table

| KEY: | | Blank cell = Not Permitted | | | | | | | | | | | | | | | | ■ = Permitted | | | | □ = Special Use | | | Use Performance Standard |
|---------------------------------|-------------------|----------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---------------|----|----|----|-----------------|----|---|--------------------------|
| USE CATEGORY | SPECIFIC USE | A1 | P1 | RE | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 | O1 | O2 | N1 | CN | C1 | CG | C2 | B1 | I1 | I2 | I3 | | |
| INDUSTRIAL | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |
| Light Industrial (see 5.6.5.B.) | <u>Innovation</u> | | | | | | | | | | | | □ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |

5.3 USE AND PERFORMANCE STANDARDS

5.3.4 Industrial Use Performance Standards

A. Innovation Uses

1. Outdoor activity shall be prohibited for any business, servicing or processing, outside of an enclosed building, except for off-street parking and loading.
2. All industrial performance standards shall be applicable pursuant to Section 4.5.7.
3. Work space within an innovation use may be used as an office, studio, gallery, or for artisanal production involving the use of small-scale equipment such as hand tools; 3D printers; laser cutters; milling devices, and light mechanical equipment.

5.6 USE CATEGORIES

5.6.5 Industrial Use Categories

B. Light Industrial

| Principal Uses | Accessory Uses | Uses Not Included |
|--|---|--|
| <p>Armory, brewery, microbrewery/craft distillery, winery, bottling plant, bulk mailing service, catering establishment, large-scale, movie production facility Cannabis cultivation center, craft grower, infuser or processor Clothing, textile or apparel manufacturing, boot and shoe manufacturing, garment factory Contractors storage (indoor/outdoor) including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site, lawn, tree or garden service Crematorium, detention center, jail, prison Laundry, dry-cleaning, and carpet cleaning plants, cleaning establishment, large-scale, diaper service, linen supply Leather and leather products except tanning and finishing, felt and fiber articles Light manufacturing or assembly of equipment, instruments, or goods including musical instruments, appliances, bedding, coated-ware, medical/dental goods, orthopedic, medical appliances, precision items, optical goods, surgical products, sporting goods, office and art supplies, pottery, ceramics, electrical equipment/items, glass products, paper products (except pulp mills) printing, publishing, and lithography, production of artwork and toys,</p> | <p>Accessory medical clinic Associated office Food preparation or dining area On-site day care where children are cared for while parents or guardians are occupied on the premises Employee recreational facility On-site repair facility Residential unit for security purposes (single unit) Retail or wholesale sales of goods manufactured on-site</p> | <p>Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction) Recycling facility including recyclable material storage, including construction material (see Waste-Related Service) Outdoor storage yard (see Warehousing and Distribution) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade) Small-scale catering establishments (see Retail Sales and Service)</p> |

| | | |
|--|--|--|
| sign-making, metal products, rope, cord, twine manufacture Repair of scientific or professional instruments, electric motors, electrical and refrigeration equipment, research, testing, and development laboratory Stone, clay, concrete products Storage area used for manufacturing Trade school, heavy equipment, truck operators Welding, machine, tool repair shop, sheet metal shop, tool, die, and gauge manufacturing, metal stamping Woodworking, including cabinet makers and furniture manufacturing, lumberyard and wood products <u>Innovation Uses</u> | | |
|--|--|--|

10.0 DEFINITIONS

10.3. DEFINED TERMS

Innovation Use: Activities conducted in an office, educational, research or laboratory setting and generally focusing on incubation of start-up businesses within a broad range of fields. Innovation Uses shall include but not be limited to: Makerspaces, Communal Collaboration Spaces

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS _____ DAY OF _____, 2021

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel