

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, April 2, 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, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

City Staff Present: Leah Allison, Ross Black, Megan Nguyen, Bahader Singh, and Kim Smith.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on March 5, 2020; seconded by Commissioner Heard.

The motion was approved viva voce vote 7 to 0.

REGULAR BUSINESS



PZ 20-5

Hold a Public Hearing and forward a recommendation to City Council on the request of Erin Taylor Nevitt to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Assisted Living Facility for the property located at 7615 N Harker Drive (Parcel Identification No. 14-07-227-005), Peoria, IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-5 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 for a special use subject to the following conditions:

1. Update handicap parking fine to \$350.
2. Provide 64 points of trees for front yard landscaping.
3. Provide continuous landscape hedge, decorative masonry wall or combination thereof for parking lot perimeter landscaping along Harker Dr.
4. Install sidewalk along the frontage of Harker Dr.

Chairperson Wiesehan asked about parcel found in rear of property. Ms. Allison clarified that the parcel is a cellular tower, which is located on the property.

Erin Taylor Nevitt, the Petitioner, provided further information regarding her request. She also asked that the Commission waive conditions (2), (3), and (4) from the Development Review Board. Ms. Nevitt further explained her reason for requesting waivers.

Commissioner Barry asked if the Petitioner is willing to comply with condition (3). The Petitioner confirmed she would be willing to comply with the condition but asked that its implementation be delayed.

Chairperson Wiesehan asked for clarification regarding landscaping requirements. Mr. Wiesehan questioned their applicability to the subject parcel. Ms. Allison explained the requirements come from the Unified Development Code. The Petitioner also questioned the landscaping requirements applicability.

Chairperson Wiesehan opened the public hearing at approximately 1:16pm.

Ms. Allison read the following public comment into the record:

“Dear honored members of the Planning and Zoning Commission, my name is Brian Brown, President of the German American Central Society of Peoria. We are a not-for-profit organization of approximately 400 members based at the Lindenhof, 7601 N Harker Dr, which is two doors down from the proposed Assisted Living facility. Our mission is to preserve and promote German culture in the Peoria, Illinois, area, including singing, sports, and fellowship. We host many public events celebrating German heritage at our Lindenhof facility and at our Hickory Grove Park. We are the co-sponsors of the annual Oktoberfest on the Riverfront in full partnership with Peoria Park District. Our events bring great pleasure to thousands of people in Central Illinois, as well as income to the City of Peoria. We are concerned that the granting of this special use and the ensuing operation of a residential facility only two doors away could interfere with our ability to hold events consistent with our mission and essential to the funding of our organization and clubhouse. It is possible that the noise, traffic, and on-street overflow parking associated with some of our events might be found objectionable to some sensitive residents. We hold public dinners every Friday, from 5 PM to midnight. We hold German heritage celebrations occasionally with outdoor music and activities. We rent the hall for many types of private functions, which may have people congregating outdoors. It would be very distressing and burdensome to the residents, our members, our customers, and law enforcement if we have to deal with complaints. We have already experienced this at our Hickory Grove Park when private residences built up around our pre-existing festival grounds. We are also uncertain how this zoning action might affect our expenses for taxes, permits, licenses, and city fees. Unless we can be assured that the existence of a nearby Assisted Living facility will not in any way be detrimental to our organization, we ask that the special use request be denied.”

Chairperson Wiesehan asked if Ms. Allison could verify the concerns of Mr. Brown. Ms. Allison said that she could not, to the best of her knowledge.

Ms. Nevitt addressed the comments and concerns from Mr. Brown, stating that the proximity of the Society should not be a concern with residents of her Assisted Living Facility.

There being no further public testimony, the public hearing was closed at 1:20pm.

Motion:

Commissioner Unes made a motion to approve with a waiver for condition (4); seconded by Commissioner Barry:

The motion was REJECTED by roll call vote 5 to 2.
Yeas: Barry, Unes – 2
Nays: Ghareeb, Grantham, Heard, Martin, Wiesehan – 5

Commissioner Ghareeb made a motion to approve the request with a waiver for conditions (2), (3), and (4); seconded by Commissioner Heard:

The motion was APPROVED by roll call vote 4 to 3.
Yeas: Ghareeb, Heard, Martin, Wiesehan
Nays: Barry, Grantham, Unes

Commissioner Ghareeb read the Findings of Fact at approximately 1:27 PM.