

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

A meeting of the Planning & Zoning Commission was held on Thursday, May 2, 2019, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan - 4. Commissioners absent: George Ghareeb - 1.

City Staff Present: Leah Allison

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Megan Nguyen.

**MINUTES**

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on April 4, 2019; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS** **CASE NO. PZ 19-13**

Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns to amend an existing Special Use Ordinance No. 17,595 in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, to add two residents, for the property located at 1328 W Circle Road (Parcel Identification No. 14-32-132-005), Peoria, IL. (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-13 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waiver:

- 1) Allow a total of 7 occupants (six residents, plus one staff resident).
- 2) A maximum of two vehicles are permitted for the household, at the property.
- 3) One on-site staff member is required, and must remain at the site at any time a resident is present.
- 4) Smoke detectors must be hardwired and interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms. Repair to GFI outlets and electrical meter. Building permit is required.
- 5) Waiver to allow one off-street parking space. (Sec. 8.1.6)

Camilla Rabjohns, petitioner, provided an update on the electrical work being done at the property.

Chairperson Wiesehan opened the Public Hearing at 1:10 p.m. There being no public testimony, the public hearing was closed at 1:10 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request as presented; seconded by Commissioner Misselhorn:

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan - 5

Nays: None