

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning and Zoning Commission was held on Thursday, October 2, 2014, at 1:00 p.m., Peoria Police Department, 600 SW Adams Street, Room 102.

ROLL CALL

The following Planning and Zoning Board Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Durand, Heard, Viera, - 6. Absent: Unes - 1.

City Staff Present: Shannon Techie, Leah Allison, Kimberly Smith,

SWEARING IN OF SPEAKERS

Speakers were sworn in by Commissioner Anderson.

MINUTES

Commissioner Misselhorn requested to add quotes to “no parking” for Mr. Ordaz’s comments regarding Case PZ 14-14.

Commissioner Misselhorn requested to add “or masonry for appearance and durability” to his comments regarding refuse enclosure materials for Case PZ 14-K.

Commissioner Viera requested to add “decorative” hardscape features to comments regarding landscaping for Case PZ 14-K.

Motion:

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on September 4, 2014 as amended. Seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-30

PUBLIC HEARING on the request of Charles and Carolyn Johnson, in a Class I-3 (General Industrial) District, for a Special Use for a Towing and Impound Lot with a Junk Yard and Auto Grave Yard, with Waivers, for the property located at 2001, 2015, 2017 and 2021 S. Darst Street (Parcel Identification Nos. 18-19-228-004 and 18-19-231-006 through 009), Peoria, IL. (Council District 1).

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case PZ 14-30 into the record and presented a summary of the proposal. She reported the Site Plan Review Board recommends approval of the request for a towing and impound lot, with a junk yard and auto grave yard, with the following waivers and conditions:

Waivers:

1. LDC Section 8.4.4.B.3. General Outdoor Storage, which requires a solid screening, eight feet in height, a minimum 15 feet from the right of way.

2. LDC Section 8.2.6. Landscaping and screening, front yard landscaping.
3. LDC Section 4.3.7.C.2. Waiver of required screening on side and rear lot lines.

Conditions:

1. Provide fencing along Darst, and a portion of Crowell Street that is solid and eight feet in height.
2. No gravel may be provided immediately adjacent to access drives, parking areas, and towing and impound storage areas; gravel is permitted within the designated salvage lot areas, and where the access drive meets salvage lot areas.
3. Obtain all required permits, including paving permits.

The petitioner provided a revised site plan but it does not reflect the required 8 feet of fence height.

Commissioner Misselhorn asked if the City has discussed the vacation of right-of-way. Ms. Smith explained that the petitioner would need to initiate that and it is something the petitioner could consider if they choose to do so. She further explained that the case works with or without the vacation. Commissioner Weisehan mentioned that less fence would be needed if Crowell was vacated and Ms. Smith confirmed that was correct.

The Site Plan Review Board recommends APPROVAL of the request.

Janaki Nair standing in for Brian Migginis on behalf of Charles and Carolyn Johnson, of 416 Main Street, explained that they have two points in which they disagree with the City; one being the fencing along Crowell, as their business is on both sides of the street. The business owner treats Crowell as a driveway, as opposed to a street. The second item of disagreement is regarding the fence height along Darst Street. They understand it has to be solid and 8 feet; however, there is some portions of fence that are 7 feet and they would ask that they not be required to tear out or weld on additional fencing but rather as they replace portions of fencing in the future, the new portions meet the 8 foot requirement. Proposing to make the existing fence into a privacy fence; it is only the fence height that would not change until replaced as needed in the future.

Chuck Johnson of 2035 Darst Street, stated that he has had his business at that location for many years and expressed they have safety issues. He also mentioned that they deal with homeless individuals on the City property and it is only a matter of time before something happens. In response to questions from commissioners on frequency of replacement of the fence, Mr. Johnson explained that they repair more than replace but it happens quite frequently as vehicles run through it.

There being no more testimony, Chairperson Wiesenhan closed the public hearing.

MOTION:

Commissioner Misselhorn motioned for approval of staff recommendations, with all waivers; and the following conditions eliminate portion of fencing along Crowel street, as it functions as a drive, and that fencing along Darst remain at 7 feet and be brought up to code for fence height as it is replaced in the future. He also included the elimination of condition number 2.

More specifically:

Waivers:

1. LDC Section 8.4.4.B.3. General Outdoor Storage, which requires a solid screening, eight feet in height, a minimum 15 feet from the right of way.
2. LDC Section 8.2.6. Landscaping and screening, front yard landscaping.
3. LDC Section 4.3.7.C.2. Waiver of required screening on side and rear lot lines.

Conditions:

1. Allow existing fencing that is seven feet in height to remain until replaced; and replace within a timely fashion in order to provide fencing along Darst that is solid and eight feet in height.
2. Obtain all required permits, including paving permits.

Seconded by Commissioner Durand.

The motion passed by viva voce vote 6 to 0.

Yeas: Misselhorn, Heard, Anderson, Durand, Viera, Wiesehan;

Nays: None

Abstentions: None