

**: OFFICIAL PROCEEDINGS :**

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 6, 2022, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Pro Tem Ghareeb presiding and with proper notice having been posted.

**ROLL CALL**

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

City Staff Present: Josh Naven, Julia Hertaus, and Matt Smith.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Matt Smith.

**MINUTES**

Commissioner Martin moved to approve the minutes of the Planning & Zoning Commission meeting held on May 5, 2022; seconded by Commissioner Heard.

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

**REGULAR BUSINESS**

**PZ 843-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Horan to approve an Annexation Petition and Annexation Agreement including a Subdivision Plat for the property located north of W Route 150, east of Blackbridge Road, west of Parcel Identification No. 13-04-376-006, and south of Chestnut Drive. The subject parcel is identified as Parcel Identification No. 13-04-376-001, with an address of 8022 N Blackbridge Road, Edwards, IL

*This case has been withdrawn. No action took place.*

**PZ 866-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E. Leiter, to amend an existing Use with Approval as a Special Use in a class R-6 (Multi-Family Residential) District for an existing Multi-Family Residential Development to add a Multi-Family Freestanding Sign, for the property located at 6625 Big Hollow Rd (Parcel Identification No. 13-13-101-005), Peoria IL (Council District 4).

Urban Planner Julia Hertaus, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request with the following waiver and conditions:

1. Waiver to increase size of the sign from 20 sq. ft. to 40 sq. ft.
2. Condition to remove existing sign at the N Big Hollow Rd entrance
3. Condition to stripe all parking spaces and add handicap parking signs per Section 8.1 of the Unified Development Code.

The Development Review Board does not recommend approval of the waiver to increase the sign height from 5' to 8' 8". Review of the adjacent development along Big Hollow Road finds other signs in keeping with approximate 5-foot sign height. There are no unique physical characteristics of the property that obstruct or limit the visibility of signs. The intent of Peoria's sign regulations is to promote signs which are



compatible with their surroundings and appropriate to the type of business to which they pertain. The sign height of 5 feet is appropriate for residential development.

Thomas E. Leiter, representative for the property owner, explained the proposal.

Chairperson Pro Tem Ghareeb opened the public hearing at 1:29 PM.

There being no further public testimony, Chairperson Pro Tem Ghareeb closed the Public Hearing 1:30 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Grantham made a motion to approve with staff conditions; seconded by Commissioner Heard.

The motion was approved by viva voce vote 5 to 0

Yea: Ghareeb, Grantham, Heard, Martin and Unes

Nay: None

**PZ 873-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Hill, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2303 W Marquette St (Parcel Identification No. 18-18-255-018), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the short term rental, subject to the following conditions:

1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 915.2.1
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building & Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of one (1) guest per bedroom on the main floor.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.
9. The driveway from the alley shall be replaced with an all-weather dustless surface such as asphalt or concrete. Appropriate driveway permits shall be obtained

Steven Hill, applicant, asked about the driveway in the front stating that the driveway has not been used as a "driveway" for the past 15-20 years. Neighbor trees and various landscaping would need to be removed to pour a proper driveway.

Josh Naven, staff, noted that the parking he referred to in the condition was in the back, along the alley.

Mr. Hill provided a history of property.

Commissioner Grantham asked if the applicant was willing to beautify the property and eliminate any code violations present such as the peeling paint.

Mr. Hill responded that he would.

Chairperson Pro Tem Ghareeb asked if the applicant has spoken to neighbors.

Mr. Hill has not received any feedback from neighbors.

Senior Urban Planner Naven noted that no public comment was received.

Chairperson Pro Tem Ghareeb opened the public hearing at 1:59 PM.

There being no public testimony, Chairperson Pro Tem Ghareeb closed the Public Hearing at 2:00 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Heard made a motion to approve with staff conditions; seconded by Commissioner Unes.

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

Yea: Ghareeb, Grantham, Heard, Martin, Unes

Nay: None

**PZ 876-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4)

Urban Planner Julia Hertaus, Community Development Department, read the case into the record and summarized the request.

Jennifer Mowen, applicant's representative, described the request and answered questions from the Commission.

Chairperson Pro Tem Ghareeb opened the public hearing at 2:14 PM.

There being no public testimony, Chairperson Pro Tem Ghareeb closed the Public Hearing at 2:15 PM

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Martin made a motion to approve with staff conditions; seconded by Commissioner Grantham.

The motion was approved by viva voce vote 5 to 0

Yea: Ghareeb, Grantham, Heard, Martin and Unes  
Nay: None

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Grantham made a motion to adjourn; seconded by Commissioner Heard at approximately 2:57 PM.

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



---

Josh Naven, Senior Urban Planner