

**PZ 20-6**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District for the property located at 1909 and 1913 W Howett St (Parcel Identification Nos. 18-07-482-033 and 18-07-482-032), Peoria, IL. (Council District 1)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-6 into the record. Ms. Smith provided a summary of the proposal and offered relevant background context.

Chairperson Wiesehan asked who owned the property at 507 S Western Ave to the East of the subject. Ms. Smith said that it is owned by the City, and added that the portion of the alley between 507 S Western and the subject parcels would be vacated for the development of a Fire Station. She also stated that although a use is proposed, the request should be evaluated on the merits of the district at this location, as conditional zoning is not allowed. Mr. Wiesehan agreed and said that vacating the alley and the presence of C-G District property adjacent to the proposed site prevents the issue of spot zoning.

Chairperson Wiesehan opened the public hearing at approximately 1:40 PM. There being no public testimony, the public hearing was closed at approximately 1:40 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:41 PM.

Chairperson Wiesehan asked if the properties at 1909 and 1913 W Howett St are needed for the development for the Fire Station. Jason Meeks, City of Peoria Facilities Maintenance Manager, said they are needed for the size of the proposed station, adding it would not fit on only the property at 507 S Western Ave.

**Motion:**

Commissioner Grantham made a motion to approve the request as presented; seconded by Commissioner Heard:

The motion was APPROVED by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 7

Nays: None – 0

 **PZ 20-7**

Hold a Public Hearing and forward a recommendation to City Council on the request of Matt Feucht of Apostolic Christian Skyline to amend an existing Special Use Ordinance No. 13,814, as amended, in a Class R-7 (Multi-Family Residential) District for Elderly Housing for a building addition for the property located at 7023 NE Skyline Dr (Parcel Identification No. 14-10-326-007), Peoria, IL. (Council District 3)

Commissioner Barry recused himself from the Case due to conflict of interest.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-7 into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the special use subject to the following conditions:

1. Repair handicap parking sign and update fines to \$350.
2. Provide a landscape plan (existing and/or new plantings) for the front yard providing 358 points of landscaping or an alternative landscaping plan.
3. Provide a 3-foot tall continuous landscape hedge, decorative masonry wall or combination thereof for parking lot perimeter landscaping along Skyline Dr.

4. Install sidewalk along the frontage of Skyline Dr either within the public right-of-way or a permanent easement.

Chairperson Wiesehan asked if a sidewalk already exists in front of the property. Ms. Allison said there is, but it does not complete the frontage.

Commissioner Heard asked about the alternative landscape plan. Ms. Allison explained the Petitioner would be given the opportunity to submit an alternative to the Development Review Board's landscaping requirements.

Chairperson Wiesehan asked where the building addition would be placed and where the sidewalk would be built. Ms. Allison explained the proposed location of the building addition and where the sidewalk would be able to be placed.

Matt Feucht, the Petitioner, provided details about the facility and their desires for the proposal.

Laura Tobben, on behalf of the Petitioner, gave further details of the proposal and requested waivers for conditions (2), (3), and (4).

Chairperson Wiesehan opened the public hearing at approximately 1:58 PM.

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

"My name is James Stuttle and I live at 6916 N Skyline Dr, Peoria, Illinois. I am the President of the Skyline Drive Property Owners Association and I am writing to you regarding the request for a zoning amendment for the Apostolic Christian Skylines. Several weeks ago, Matt Feucht, the director of Apostolic Christian Skylines, contacted me regarding this requested zoning amendment. Following our discussion, I sent an informational e-mail to the members of my neighborhood association describing the amendment and asking for comments from the membership regarding the proposed change. I attached to the e-mail documentation that Matt had provided to me along with information from the City of Peoria Planning and Zoning Commission that had been filed with the amendment request. I received only a handful of responses from my e-mail. All of the e-mailed responses were accepting of the proposed amendment. I also spoke to several neighbors while out and about in the neighborhood, and all but one were also similarly accepting. That response was from a neighbor who was quite unhappy with the proposed amendment and felt that the development should not be on that side of the building but should be relocated to the north side of the building. The neighbor also expressed other concerns regarding the location and appearance of the dumpster and some storage lockers nearby in that part of the complex. Everyone's comments and concerns certainly deserve weight, and while there is validity to that neighbor's concerns, they are outside the scope of what our primary concerns from a zoning standpoint have traditionally been. We have focused on amendments requesting a height variance, noise, and traffic issues or lighting that creates too much light pollution. While this addition will perhaps be more obtrusive and not quite attractive as what is currently there, it should not be a significant change. The only area where I believe the Association would have potential concern is with parking along Skyline Dr. In particular, parking so close to the base of the hill before climbing to our subdivision. As we drove down from the subdivision and turned out of the woods, it can be very difficult to see what is ahead coming out of the turn at the base of the hill. The change from the dark under the trees to the light of a bright, sunny day, or vice versa, can be more challenging than you might think. Occasionally, an employee will park very close to, or even on, the curb going up the hill and that has led to several near misses among neighbors and others trying to negotiate the curve going up while others are coming down. Accordingly, I would request that you consider posting that area as a No Parking Area to reduce the likelihood of a potentially serious accident. A few car lengths along both sides of the road at the base of the hill, perhaps shortly past the area where the road has fully flared out, should suffice to reduce that risk. Thank you. I would like to thank Matt for reaching out to me before the Planning and Zoning Commission meeting to allow me the opportunity to share the information with the Association

members. Apostolic Christian Skylines has been a good and thoughtful neighbor over the years. Their care and concern for the mission of helping others is clear to all. Sincerely, James Stuttle.

Mr. Feucht addressed the comments and concerns of Mr. Stuttle.

There being no public testimony, the public hearing was closed at approximately 2:04 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 2:05 PM.

Chairperson Wiesehan addressed Mr. Stuttle’s comments regarding parking on Skyline Dr, saying he never noticed parking there nor why people would park there. Ms. Allison said she never noticed parking when she went out to the property, but it may not be posted that parking is prohibited and people may be parking at other times. Mr. Wiesehan said that might be addressed by Public Works.

**Motion:**

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

Prior to a vote being held, Ms. Allison asked for clarification on the waivers. Mr. Heard provided clarification.


The motion was APPROVED by roll call vote 7 to 0.  
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7  
Nays: None – 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 Heard at approximately 2:12 PM.



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Bahader Singh, Development Technician