

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

A meeting of the Planning & Zoning Commission was held on Thursday, April 5, 2018, 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: Michele Anderson, Ed Barry, , Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioners absent: George Ghareeb - 1

City Staff Present: Leah Allison, Josh Naven, and Shannon Techie

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Trina Bonds.

MINUTES

There were no changes to the minutes; however, Commissioner Misselhorn requested an explanation to his questions from the March meeting regarding sidewalks. Ms. Techie provided information in response to Commissioner Misselhorn's questions.

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on March 1, 2018; seconded by Commissioner Anderson.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

The petitioner for PZ 18-17 requested that her case be heard first. Commissioner Unes made a motion to move case 18-17 to the beginning of the agenda; seconded by Commissioner Heard.

The motion was approved viva voce vote 6 to 0.

**CASE NO. PZ 18-17**

Hold a Public Hearing and forward a recommendation to City Council on the request of Clara Forman of the Joseph Dream House to obtain a Special Use in a Class CN (Neighborhood Commercial) District for a Halfway House for the properties identified as Parcel Identification Nos. 18-17-153-009 and 18-17-153-033, with an address of 1010 S Blaine Street, Peoria IL. (Council District 1)

The Development Review Board recommended APPROVAL of the request with the following conditions and waivers:

1. Provide a landscaping plan for the front yard which includes 54 points for trees and transitional buffer yard containing 125 points along the south property line.
2. Repair parking area to be either asphalt, cement, brick or a porous paving system and free from potholes, ruts, channels, growth of vegetation, other similar obstructions.
3. If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
4. All parking spaces must be striped in accordance with regulations.
5. Exterior lighting must meet current zoning regulations. i.e. ½ footcandles.
6. Repair or demolish adjacent convent building.
7. Waiver to allow existing building setbacks.
8. Waiver to eliminate parking lot perimeter landscaping screen.
9. Waiver to eliminate limitation for blank walls greater than 20 feet in length and required 40% - 90 % fenestration.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-17 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following condition and waivers as noted above.

Chairperson Wiesehan opened the Public Hearing.

Clara Forman, Petitioner, provided a summary of the program to be offered at the proposed halfway house. She stated the facility will serve women recently released from the IL Dept of Corrections. The program is 60 to 90 days in length with requirements for employment, counseling, training, and education. The program licensure does not permit sexual offenders to participate. Ms. Forman stated that she is in agreement with all conditions and waivers noted on the Staff Report to the Commission.

Hazel Herring, a concerned citizen, spoke of the abandoned building, concerns for safety of children and the need for it to be torn down.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Unes made a motion to APPROVE the request including waivers and conditions; seconded, by Commissioner Anderson.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-11

Hold a Public Hearing and forward a recommendation to City Council on the request of Marsha N Romain to obtain a Special Use in a Class R-6 (Multi-Family Residential) District for a School for the Arts for the property identified as Parcel Identification No. 18-03-310-015, with an address of 919 NE Jefferson Avenue, Peoria IL (Council District 1)

The Development Review Board recommended APPROVAL of the request with the following conditions and waivers:

1. Repair parking area and access to be free from potholes, ruts, channels, growth of vegetation, other similar obstructions.
2. If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
3. All parking spaces must be striped in accordance with regulations.
4. Repair or remove the exterior chain link fence.
5. Waiver to allow existing street trees on Jefferson Ave and Evans Street to satisfy landscaping requirements.
6. Waiver to allow exterior lighting to remain. Any additions or changes to exterior lighting must meet current zoning regulations. i.e. footcandles
7. Waiver to allow existing building setbacks for the front yard on Jefferson and the rear yard, which are not in compliance with the R-6 zoning district regulations.
8. Waiver to eliminate parking lot perimeter landscape screen.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-11 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

Chairperson Wiesehan opened the Public Hearing.

Marsha Romain, Petitioner, provided a summary of the intended use for the building. She stated that it would be a non-profit business allowing artists to use rooms as art studios.