

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, August 1, 2019, at 1:01 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Pro Tem Rich Unes presiding and with proper notice having been posted.

ROLL CALL

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

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on June 27, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

Commissioner Barry moved to appoint Commissioner Unes as Chairman Pro Tem, seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-19

Public Hearing on the request of on the request of Gary Velasquez, of Divergent City Church, to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship including Multi-Purpose Recreational Space, Educational Programs, Food Center, and Computer/Library/Recording Studio Space, for the properties located at 2100 - 2212 W Ann Street, 2121 - 2201 W Proctor Street, and 2302 W Ann Street, (Parcel Identification Nos. 18-18-228-001, 18-18-228-002, 18-18-228-003, 18-18-228-004, 18-18-228-005, 18-18-228-006, 18-18-228-007, 18-18-228-008, 18-18-228-009, 18-18-228-010, 18-18-228-011, 18-18-203-019), Peoria IL. (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-19 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 with the following conditions:

- 1) Provide one handicap parking space for every 25 regular parking spaces.
- 2) Repair parking lot to be free of potholes, ruts, cracks and weeds.
- 3) Compliance with Fire Code regulations.
- 4) Vacation of alley right-of-way.
- 5) Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
- 6) Provide information regarding existing and proposed landscaping, and exterior lighting to review for compliance with the Land Development Code.
- 7) Waiver to allow existing building setbacks.

Gary Velasquez, petitioner, provided a summary and answered questions.

Chairperson Pro Tem Unes opened the Public Hearing at 1:18 p.m.



Melvin McAfee, a concerned citizen, expressed a general concern for maintenance of the property.

Felicia James, a concerned citizen, expressed the need for a school and reinvestment into the neighborhood.

Gary Velasquez, summarized the use of the property and support for investment into the neighborhood.

Chairperson Pro Tem Unes closed the public hearing at 1:25 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve the request including the conditions presented by Staff and an additional waiver for existing landscaping, except for parking lot landscaping which must comply with the Unified Development Code; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Unes – 4

Nays: None

CASE NO. PZ 19-20

Public Hearing on the request of Robert Smith to rezone property from a present Class R-3 (Single Family Residential) District to a Class P-1 (Parking) District for the properties located at 1311 E Paris Ave and 1315 E Paris Ave, (Parcel Identification Nos. 14-27-401-016 and 14-27-401-017), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-20 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.

Robert Smith, petitioner, provided a summary and explained the need for parking.

Chairperson Pro Tem Unes opened the Public Hearing at 1:36 p.m.

Anthony Burgess, a concerned citizen, opposed the proposed parking lot.

A written letter of opposition from Sue Mullen was read to express her concern for increased traffic and garbage in the residential street.

Robert Smith, summarized the request and submitted a petition from neighbors showing support.

Chairperson Pro Tem Unes closed the public hearing at 1:43 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Ghareeb made a motion to approve the request; seconded by Commissioner Barry:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Unes – 4

Nays: None

CASE NO. PZ 19-21

Public Hearing on the request of Srinivas Jujjavarapu and Wiebler Family L.P. for approval of the First Amendment to Consolidated Initial and Amended/Restated Annexation Agreement for the extension of the Acquisition Contingency for the property generally located west of IL Route 91, North of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road, and south of Parcel Identification No. 08-35-300-027. The property is identified as Parcel Identification Nos. 08-35-300-030 and 08-35-300-023, Peoria IL. (Council District 5)