

**PZ 1162-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present Class R-3 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the property located at 331 NE Perry Avenue (Parcel Identification No. 18-04-456- 006), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into record and summarized the request to rezone property from R-3 to C-N.

The Development Review Board recommends approval of the request to rezone.

Discussion was held between Commissioner Barry and Ms. Weick regarding the property's placement on the National Register of Historic Places.

Brenda Graves, owner and petitioner, was present and elaborated on the desire to rezone this property.

Chairperson Wiesehan asked the petitioner if she plans to inhabit this home.

Discussion was held between Chairperson Wiesehan and Ms. Graves regarding her plan to inhabit the home and the need for rezoning this property. Ms. Graves stated that she plans to open a business at this residence.

Chairperson Wiesehan opened the public hearing at 3:11 pm.

Ms. Weick read an email in opposition to the request submitted by Tim Herold (see Exhibit 2).

Ms. Weick read an email in opposition to the request submitted by Andres Diaz (see Exhibit 3).

Ms. Weick read an email in opposition to the request submitted by Karrie Alms (see Exhibit 4).

Ms. Graves, in response to the emails read by Ms. Weick, stated there are no plans to open a bar at this property. The business name honors her family and the history of Peoria. Ms. Graves also clarified that she does have a business plan and is more than happy to share it.

With no further public testimony, public hearing closed at 3:18 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Unes.

Motion was approved viva voce 5 to 0.

Chairperson Wiesehan mentioned a previous conversation he had with the City regarding planning for future uses of the block in which 331 NE Perry is located within.

Prior to hearing PZ 1150-2022, discussion was held between Chairperson Wiesehan, Commissioner Unes, and Mr. Naven regarding the plan of action for hearing PZ 1150-2022; PZ 1152-2022; PZ 1153-2022; PZ 1154-2022; PZ 1155-2022; and PZ 1156-2022. It was determined that each case description must be read individually but identical details do not need to be repeated for each case.

Exhibit 2**Public Comments for Case No. PZ 1162-2022****Kerilyn Weick**

From: Herold1961 <herold1961@gmail.com>
Sent: Thursday, December 1, 2022 8:49 AM
To: Kerilyn Weick; Tim Riggerbach
Cc: Karrie Alms; Detweiller Marina Neighborhood Association Tim Herold; Andres Diaz
Subject: [External]CASE NO. PZ 1162-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present Class R-3 (Single Family Residential) District to Class ...

Good morning Kerilyn, Please read this into the record at today's PZ hearing.

I am writing in opposition to this proposed Spot Zoning for a CN designation. My understanding of CN zoning was for locations which historically provided services or products to the surrounding neighborhood such as corner stores which had residential on the upper level.

This application does not indicate what products or services they would be providing for the surrounding neighbors. Additionally, this is not an easily accessible corner for any of the surrounding neighborhoods. The LLC name suggests a connection to whiskey. We do not want to open that door at this location. This has always been a single-family home and we don't need to lose any more single-family homes in this neighborhood.

I am not opposed to a Bed and Breakfast/Airbnb: I would support a Special Use for Short Term Rental but not permanently changing the zoning classification.

Please deny this application for CN at this location.

Sincerely,
Tim Herold
1525 NE Madison Ave, Peoria, IL 61603

Exhibit 3

Kerilyn Weick

From: Andres Diaz <mrandediaz@att.net>
Sent: Thursday, December 1, 2022 12:19 PM
To: Kerilyn Weick
Cc: Herold1961; Tim Riggerbach; Karrie Alms; Detweiller Marina Neighborhood Association Tim Herold
Subject: [External]Re: [External]CASE NO. PZ 1162-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present Class R-3 (Single Family Residential) Dist...

Kerilyn,

Please read the following as my statement into the record for this case.

As a resident of the neighborhood, I welcome new investment and creative ideas to renew our neighborhood and our community. The change in zoning as requested, without a business plan or further information as to the need for a change, is spot zoning we supposedly moved away from years ago, and should not be allowed to occur without further information. Changing the zoning with no plan, seems to be putting the cart before the horse. I would be glad to help promote new investment and work to bring change into our neighborhood, I encourage the petitioner to come meet some of the neighbors, hear our concerns and aim our support for a future zoning request that has the support of those living in the neighborhood.

Thank you,

Andres Diaz
1331 NE Perry

Exhibit 4

Kerilyn Weick

From: Karrie Alms <pinkthinksmarttalk@yahoo.com>
Sent: Thursday, December 1, 2022 12:45 PM
To: Andres Diaz; Kerilyn Weick
Cc: Herold1961; Tim Riggenbach; Detweiller Marina Neighborhood Association Tim Herold; mwiesehan@lippmannsfurniture.com
Subject: [External]Re: [External]CASE NO. PZ 1162-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present Class R-3 (Single Family Residential) Dist...

Kerrilyn:

I echo the concerns expressed by Mr. Herold and Mr. Diaz. In speaking with Councilman Riggenbach, he had asked the petitioner to contact North Valley Neighborhood Groups and that did not occur. Additionally, our conversation about this project and the current status still seems in a lot of flux. Equally concerning is the petitioner's inaccurate information on the application that this property had been vacant for eight to nine years which is inaccurate.

Supporting a deferral at today's meeting is preferred so that the details can be worked out now vs. later . . . As we all know from past two experience ... The devil is in the details.

Please include my comments at today's planning and zoning meeting.

Cheers,

Karrie E. Alms
1005.NE Perry Avenue

[Sent from Yahoo Mail on Android](#)