

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, April 6, 2023, at 1:00 PM, 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: Branden Martin, Edward Barry, George Ghareeb, Robin Grantham, Richard Unes, and Mike Wiesehan – 6. Absent: Eric Heard – 1.

City Staff Present: Kerilyn Weick, Josh Naven, Julia Hertaus, Blake Eggleston, Masum Perkins, and Grace Burgener.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Julia Hertaus.

MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meetings held on March 2, 2023; seconded by Commissioner Martin.

The motion was approved unanimously by a viva voce vote 6 to 0.

REGULAR BUSINESS

PZ 1272-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Laura Costic of Myah’s Children Connection Inc., to obtain a Special Use in a Class P-1 (Parking) District, for an Active Recreational Park for the property located at 112 W Nebraska Avenue (Parcel Identification No. 18-04-128-037), Peoria, IL (Council District 2).

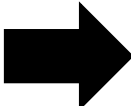
Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for an Active Recreational Park.

The Development Review Board recommends approval of the Special Use request for an Active Recreational Park, subject to the site plan and with the following conditions and waiver:

1. The playground equipment and bicycle track shall be as centrally located on the property as practical.
2. Fence materials may be wood, composite, or vinyl but shall not be chain-link.
3. Parking surface must be a hard, dustless, all weather surface. Gravel is not permitted.
4. The use may have one pedestrian sign, no more than 6 square feet in area and located facing the alley.
5. Except for fences, and as permitted by waiver for parking, no structures are permitted in the required yards.
6. Waiver to eliminate the side yard setback for parking along the alley, as shown on the site plan.

Discussion was held between Chairperson Wiesehan and Ms. Weick regarding spot zoning and the allowance of parks as a special use in the P1 district.

Commissioner Unes asked for clarification on the DRB’s condition to prohibit chain-link fencing material due to concerns of visibility.



Ms. Weick stated that this was a request of the petitioner and advised Commissioner Unes to contact the petitioner for any further remarks or questions.

Discussion was held between Commissioner Ghareeb and Ms. Weick in regard to the material of the bike path.

Steve Kerr, on behalf of Laura Costic, was present and stated that as a licensed daycare they are required to follow the Illinois Department of Children and Family Services' (DCFS) guidelines on fencing.

Chairperson Wiesehan opened the public hearing opened at 1:17 pm.

With no public testimony, public hearing was closed at 1:17 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by a viva voce vote 6 to 0.

PZ 1273-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone the property from the present Class R-4 (Single Family Residential) District to Class I2 (Railroad/Warehouse Industrial) District for the property located at 111 Van Buren Street (Parcel Identification No. 18-03-230-021), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to rezone the property from R-4 to I-2.

The Development Review Board recommends approval of the request based on the existing adjacent I-2 (Railroad/Warehouse Industrial) zoning.

Doug Roelfs, General Manager of Greater Peoria Mass Transit District, was present and stated that he has nothing further to add to Ms. Weick's summarization of the request.

Chairperson Wiesehan opened the public hearing at 1:29 pm.

With no public testimony, public hearing was closed at 1:29 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

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

The motion was approved unanimously by viva voce vote 6 to 0.

PZ 1274-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Raven of SR Real Estate Holdings LLC – Upland, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 611 E Tripp Avenue (Parcel Identification No. 14-28-431-013), Peoria, IL (Council District 3).