

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

Nays: None.

Abstention: Wiesehan – 1.

Mike Wiesehan entered Council Chambers and presided as Chairperson.



CASE NO. PZ 18-31

Hold a Public Hearing and forward a recommendation to City Council on the request of Shane Sharp to obtain a Special Use, in a Class R-6 (Multi-Family Residential) District, for Additional Dwelling Units in an Accessory Structure, for the property located at 255 NE Randolph Avenue (Parcel Identification No. 18-04-329-014), Peoria, IL (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-31 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 conditions and waivers:

1. Obtain the necessary building permits and Historic Preservation Commission approval prior to commencing any interior or exterior work on the main house and carriage house.
2. Provide one handicap parking space.
3. Waiver to increase density from the district standard of 15.02 to 50 dwelling units per acre. Note the current density is 34.9 dwelling units per acre.
4. Waiver to reduce the number of required off-street parking spaces from 20 to 4.
5. Waiver to eliminate the requirement for a garbage dumpster enclosure as long as dumpster is placed behind the carriage house and accessible from the alley.

Ms. Allison noted after speaking to the office of the Illinois Attorney General, Lisa Madigan, Condition No. 2 may be removed.

In response to Commissioner Anderson, Ms. Allison said the City directories show no indication of the four (4) dwelling units in the carriage house; however, there were indicators in the petitioner's application that four (4) dwelling units existed (see pages 12-19 in the agenda packet).

Commissioner Unes said he felt the continuous use as dwelling units in the carriage house was irrelevant to the commission's review.

Shane Sharp, petitioner, thanked the commission for their review and Ms. Allison for her assistance through the application process. Mr. Sharp said he had interest in the local historic districts and historic renovations. Mr. Sharp said he proposed four (4) parking spaces located in the front of carriage house and complied with the parking regulations. Mr. Sharp said he was present to address concerns and/or questions from the commission.

Chairperson Wiesehan opened the Public Hearing at 1:26p.m.

Fulvio Zerla, owner of over 200 units in Peoria, one of which was adjacent to 255 NE Randolph, expressed concern the increased density and the proposed parking was not adequate for the neighborhood.

Marcella Teplitz, owner and resident of 240 NE Randolph Avenue, representing Randolph-Roanoke Neighborhood Homeowners Association, spoke in favor of the request. Ms. Teplitz said there were four (4) carriage houses in the neighborhood; the existing carriage houses were either used as residential units or garages. Ms. Teplitz testified the carriage house had previously been used as dwelling units at the subject property. Ms. Teplitz said the proposed on-street parking was sufficient as there was a residential parking permit program to accommodate residents in the neighborhood.

David Stotz, resident of 201 W Columbine Terrace, spoke in support of the request.

Robert Powers, a concerned citizen, expressed concern the application was not fitting for the recent amendment to the Ordinance that allowed for this request. Mr. Powers expressed concern the on-street parking would not suffice for the increased density.

Shane Sharp, in closing, responded to Mr. Powers' concerns. Mr. Sharp said his intention was to restore what was existing and that he was not adding anything new. In response to Commissioner Misselhorn, Mr. Sharp confirmed there was a fire hydrant on the street in front of the residence.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:43p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

Motion:

Commissioner Unes made a motion to APPROVE the request, eliminating Condition No. 2; seconded, by Commissioner Barry.

Discussion:

Commissioner Misselhorn said he understood the concerns during public testimony and supported the request due to the support from the Randolph-Roanoke Neighborhood Homeowners Association and staff.

In response to Commissioner Anderson's question regarding the distance permitted for on-street parking, Ms. Allison read Section 8.1.5 from the Unified Development Code.

Commissioner Misselhorn commented it was not an issue of availability of parking spaces, but that the density required twenty (20) parking spaces.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens present who wished to address the Planning & Zoning Commission at 1:55p.m.

ADJOURNMENT

Commissioner Anderson moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Heard.

The motion to adjourn was approved viva voce vote 7 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 1:55p.m.



Madeline Wolf, Development Technician