

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, April 4, 2019, at 1:03 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: George Ghareeb, Eric Heard, Mark Misselhorn, and Mike Wiesehan – 4. Commissioners absent: Ed Barry and Richard Unes – 2.

City Staff Present: Leah Allison and Kerilyn Weick

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on March 7, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-13

Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns to amend an existing Special Use Ordinance No. 17,595 in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, to add two residents, for the property located at 1328 W Circle Road (Parcel Identification No. 14-32-132-005), Peoria, IL. (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-13 into the record and stated that the petitioner has requested a deferral.

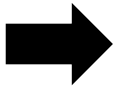
Motion:

Commissioner Misselhorn made a motion to defer the request; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Ghareeb, Heard, Misselhorn, and Wiesehan – 4

Nays: None



CASE NO. PZ 19-C

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Street Parking Schedule and Over-Parked Impact Fee.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-C into the record and provided a summary of the proposed text amendment.

The Development Review Board recommended APPROVAL of the request.

Discussion was held on the amount of fees collected and how the funds were intended to be used.

Chairperson Wiesehan opened the Public Hearing at 1:20 p.m.

A concerned citizen spoke to inform the Commission that he has submitted a request to the Capital Development Board to revise the accessibility code to include other types of disabilities.

Chairperson Wiesehan closed the public hearing at 1:23 p.m.

Motion:

Commissioner Misselhorn made a motion to approve the proposed text amendment, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Heard, Ghareeb, Misselhorn, and Wiesehan – 4.
Nays: None.

CASE NO. PZ 19-D

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Buildable Area in the Class CN (Neighborhood Commercial) District.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-D into the record and provided a summary of the proposed text amendment.

The Development Review Board recommended APPROVAL of the request.

Discussion was held on the appropriateness of larger buildings in the CN district and the variance process currently available.

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m. There being no public testimony, the public hearing was closed at 1:30 p.m.

Motion:

Commissioner Ghareeb made a motion to approve the proposed text amendment, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 3 to 1.
Yeas: Heard, Ghareeb, and Wiesehan – 3.
Nays: Misselhorn – 1.

CASE NO. PZ 19-E

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Solar Utility Facilities.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-E into the record and provided a summary of the proposed text amendment.

The Development Review Board recommended APPROVAL of the request.

Urban Planner, Kerilyn Weick Community Development Department, answered questions and provided additional detailed information.

Chairperson Wiesehan opened the Public Hearing at 1:35 p.m.

A concern citizen expressed interest in wind energy. Staff explained there are zoning regulations for small wind energy systems and would provide the information to the citizen after the meeting.

Chairperson Wiesehan closed the public hearing at 1:40 p.m.