

**: OFFICIAL PROCEEDINGS :**

**: OF THE CITY OF PEORIA, ILLINOIS:**

A meeting of the Planning & Zoning Commission was held on Thursday, January 3, 2019, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Pro Tem Mark Misselhorn presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, and Mark Misselhorn, – 4. Commissioner’s absent: Richard Unes, Mike Wiesehan – 2.

City Staff Present: Leah Allison

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Trina Bonds.

**MINUTES**

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on December 6, 2018; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS**



**CASE NO. PZ 19-01**

Hold Public Hearing and forward a recommendation to City Council on the request of Charles Gabbert and Head Start Learning to obtain a Special Use in a Class O-1 (Arterial Office) District for a Preschool for the property located at 3406 N Rochelle Lane (Parcel Identification No. 13-25-427-011), Peoria IL. (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-01 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 of the request subject to the following conditions:

- 1) Screen A/C units and utility box (located at rear corner of building) from view of the public right-of-way and residentially zoned properties.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) A separate sign permit is required for all proposed signs.
- 4) Any Daycare use shall follow Chapter 17 of the NFPA 101 Life Safety Code 2000 edition and the International Fire Code 2012 edition.
- 5) Submit to the Peoria Fire Department design plans, spec sheets and application for fire alarm system review and permit.

Chuck Gabbert, petitioner, provided a summary of the program and agreed with staff’s recommendation and conditions.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 1:15 p.m.

Ms. Allison read a letter from Sharon Health Care Willows objecting to the proposed preschool due to proximity to certain residents of the Willows who are registered sex offenders.

Ms. Allison read an opinion from Corporation Counsel of the City that the Planning & Zoning Commission is not required by law to grant or deny the Special Use, however the standards for review may favor denial; specifically standards A and B.

McFarland Bragg, Head Start Program, stated they had no concerns for the location of the preschool.

Cindy Stribley, Executive Director for Sharon Health Care, explained the State of IL residency regulations for registered sex offenders. The State may require them to move is located within 500 feet of schools.

Stephanie Bragg, Head Start Program, explained the hours of operation would be 8:30 am to 3:15 pm. She described the security of the building and safety for the children.

Clearthur Hollingsworth, Head Start Program, stated the outdoor play area would be fenced with controlled access to the building and security cameras.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:41 p.m

Commissioner Barry read the Findings of Fact for a special use.

**Motion:**

Commissioner Heard made a motion to approve the requested Special Use including Staff's conditions of approval, seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 3 to 0.  
Yeas: Barry, Heard, and Misselhorn – 3  
Nays: None.  
Abstention: Ghareeb – 1

**CASE NO. PZ 19-02**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Central Business) District for the property located at 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-02 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 1:53 p.m.

Roger Sparks, concerned citizen, expressed the need for improvements to sidewalks and curb cuts to allow for handicap accessibility.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:56 p.m.

Commissioner Barry read the Findings of Fact for a rezoning.

Commissioner Barry made a motion to approve the proposed rezoning, seconded by Commissioner Heard.

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

**CASE NO. PZ 19-03**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer of Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 18-05-327-050), Peoria, IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-03 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.