

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

A meeting of the Planning & Zoning Commission was held on Thursday, February 2, 2023, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Branden Martin, Edward Barry, Eric Heard, Richard Unes, and Mike Wiesehan – 5. Absent: Robin Grantham and George Ghareeb– 2.

City Staff Present: Leah Allison, Josh Naven, Julia Hertaus, Matt Smith, and Grace Burgener.


SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meetings held on January 5, 2023; seconded by Commissioner Barry.

The motion was approved unanimously by a viva voce vote 5 to 0.

REGULAR BUSINESS**PZ 1208-2023**

Hold a Public Hearing and forward a recommendation to City Council on the request of Chad Herman of Fenceline Properties, LLC to approve an Annexation Petition and Annexation Agreement, including a Subdivision Plat, for the property located east of N Knoxville Avenue, west of Old Galena Road, north of E Boy Scout Road, and south of Cedar Hills Drive. The subject property is identified as Parcel Identification Nos. 09-16- 400-001 and 09-16-300-004, Peoria IL

Assistant Director, Leah Allison, Community Development Department, read the case into the record and summarized the request to approve an Annexation Petition and Annexation Agreement.

Ms. Allison explained that the City has extra territorial jurisdiction expanding 1.5 miles beyond the City's boundaries, therefore the City must be included in the discussions regarding development within this radius. Ms. Allison stated that the subject property is not contiguous with the City and contiguity must be established before the property is annexed. Ms. Allison clarified that this is an agreement for future annexation and the subject property will not be annexed unless contiguity is established within the next 20 years.

The Development Review Board recommends approval of the annexation agreement subject to the intent of the red-lined revisions.

Discussion was held between Ms. Allison and Commissioner Unes about the location of City boundaries in relation to the subject property, the red-lined version of the agreement and future development of the property.

Commissioner Barry stated that the City will not have jurisdiction over the property until there is contiguity.

Ms. Allison stated the property will remain under Peoria County jurisdiction until there is contiguity.

Commissioner Heard asked if this process is commonplace because the property is within the 1.5 mile radius of City boundaries.

Ms. Allison stated that is correct.

Commissioner Unes asked Ms. Allison what the advantage of this proposal is for the petitioner.

Ms. Allison stated that the application was submitted voluntarily.

Commissioner Wiesehan stated that the owner likely wants to develop the land, but the 1.5 mile radius does not allow the owner to do so without working with the City.

Chad Herman, owner and petitioner, was present and provided background information on Fenceline Properties and their intentions regarding development of the subject property.

Chairperson Wiesehan opened the public hearing at 1:24 pm.

Lisa LaConte objected to the request due to concerns of it being premature and under researched. Ms. LaConte asked for a more in-depth analysis of the DRB conditions.

Rick Schotthofer objected to the request due to concerns about the property being in a flood plain, hunting on the property, and the idea of housing development without sewage. Mr. Schotthofer stated that the nearby residents were not given enough time to organize opposition and asked that the request be tabled.

Kurt Stepping objected to the request. Mr. Stepping stated that there was a petition submitted to Change.org and all forty-three participants were opposed to the request. Mr. Stepping suggested looking into the Medina Wall and its potential impact on the annexation of the subject properties.

Ms. Allison stated that Medina Township does own property between the subject property and the City's boundaries, and that the Township and other properties would have to agree to the annex before contiguity with the subject property was established.

Mike Krost objected to the request. Mr. Krost stated that the postcard notices state this this was a request for annexation, not pre-annexation. Mr. Krost expressed concern over potential street flooding.

Chairperson Wiesehan clarified that this is a formality because the City is home-rule and has extra territorial jurisdiction expanding 1.5 miles beyond the City's boundaries.

Brian Elsasser, Peoria County Board Member, District 14, objected to the request. Mr. Elsasser stated that the County would not want City property and that notification is not happening in a timely manner. Mr. Elsasser requested the City remove the requirement for pre-annexation.

Stanley Meizelis objected to the request based on safety concerns and the potential impact this may have on his property.

Mr. Herman reiterated the developmental goals for the subject properties.

With no further public testimony, public hearing was closed at 1:55 pm.

Ms. Allison clarified the terms of the red-lined agreement.

Discussion was held between Ms. Allison and Commissioner Martin about other properties that may have been impacted by the 1.5 mile buffer zone.

Motion:

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

Discussion was held between Commissioner Heard and Commissioner Barry regarding their reasonings for supporting the request.

Commissioner Unes explained that he cannot support the request because there are unanswered questions and because Mr. Herman could have made this request with the County.

Ms. Allison provided more context on the 1.5 mile buffer.

The motion was approved by a viva voce vote 4 to 1.

Yea: Edward Barry, Brandon Martin, Eric Heard, and Mike Wiesehan – 4.

Nay: Richard Unes – 1.

PZ 1210-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Andrew Driscoll of ADJD Management, LLC, to obtain a special use for Light Manufacturing/Assembly of Equipment in the Class B-1 (Central Business) District for the property located at 316 SW Washington Street, Unit 1B (Parcel Identification No. 18-09-269-005), Peoria IL (Council District 2).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request for a special use for light manufacturing/assembly of equipment.

The Development Review Board recommends approval of the request for a Light Manufacturing/Assembly of Equipment use with the following condition:

1. The special use shall adhere to the performance regulations contained within Section 4.5.7.C. of the Unified Development Code.

Andrew Driscoll, owner and petitioner, was present and provided additional context on the request, including the current and proposed use of the space.

Discussion was held between Commissioner Martin and Mr. Driscoll regarding the potential noise pollution of the business' operations. Mr. Driscoll stated that he does not expect noise to be a concern.

Chairperson Wiesehan asked if there are residents directly above the space.

Mr. Driscoll stated there is nothing above the space and there is parking below.

Commissioner Heard inquired on the hours of operation for the business.

Mr. Driscoll stated that the hours are up to the business owner. Mr. Driscoll stated that they currently operate during regular business hours.

Chairperson Wiesehan opened the public hearing at 2:25 pm.

Mr. Naven read a letter of support from Renee Gorrell (Exhibit 1).

February 2, 2023

To whom it may concern,

My name is Matt Briggs. I am a resident near the property which is being proposed to be "pre-annexed" along Cedar Hills Dr. I have been made aware of the pre-annexation proposal being pitched and I would like it on record of my opposition of this project. I do not see the need or necessity for the city of Peoria to want to annex the small portion of land not connected to any other annexed property and I'm concerned about the cities long-term motive in the area. As an IVC district 321 school board member I am also concerned for what this may look like in the future With regards to its effect on a potential large scale annexation with regards to IVC school district 321. This is not the school boards thought or opinion, it is strictly my own, but the long-term ramifications of this potential proposal does concern me

All this being said I would like it submitted to the public body my opposition to this project. If anyone would like to speak with me, I would be more than happy to discuss this project in further detail and give anyone who can provide me with additional information the opportunity to talk with me. I can be reached at 309-253-3064 or my email MRBVideos@gmail.com . I am unable to attend the hearing on February 2 and will send this along with some of my neighbors who are planning on attending.

Respectfully,

Matthew R. Briggs
15223 N. Ivy Lake Rd.
Chillicothe

Neighbors

Are you aware the City of Peoria is trying to do a 90 acre Land Grab on the ground South of Cedar Hills Dr., just across from Singing Woods Rd. The hearing on this will be held on February 2, 1:00 pm, City Hall downtown Peoria.

This is for a Pre Annexation Agreement between Herman Brothers Development and the city. If this goes thru, no other hearings will be necessary for Annexation to the city. If you object to this land grab, please show up on February 2. This is just the future of the Peoria City expansion moving north, forcing us into the city, with little control on our part. If you have any questions, call Rick Schotthofer at (309)258-5865.

(This Is A Petition)

Tracks Pin 09-16-400-001

Pin 09-1⁶8-300-004

You are opposed to the Pre Annexation of this 90 Acre Track to the City of Peoria.

Petition Opposed to the Pre Annexation of the 90 Acre Tract to the City of Peoria

Tracts Pin 09-16-400-001

Tracts Pin 09-18-300-004

Signature

Date

<i>Richardson</i>	1/30/23
JOHN + DIANE REID	1/30/23
Judith K. Hendricks	1/30/23
Michael J. Hartman +	1/30/23
<i>Rene Bell</i>	1/30/23
Urrande Armstrong	1/30/23
<i>Art Chase</i>	1-30-2023
Emma Hope McClintick	1-30-2023
Andrew M. McClintick	1/30/2023
Evelyn McClintick	1/30/2023
<i>J. Adams</i>	1/30/2023
<i>John M. Hunter</i>	1/30/2023
<i>John M. Hunter</i>	

Petition Opposed to the Pre Annexation of the 90 Acre Tract to the City of Peoria

Tracts Pin 09-16-400-001

Tracts Pin 09-1⁶~~8~~-300-004

<u>Signature</u>	<u>Date</u>
Wesley E Jacobson	1/31/23
Robert A. McCallough	1-31-23
Michael Burt	
Gay Deckerage	1-31-23
Cathy A. Dover	1-31-23
Craig Bennett	2-1-23
Karen Schottkyer	2-1-23
Rich Schottkyer	2-1-23
Susan Fleegel	2-2-23
Creston Dugg	2-2-23
Besley Shuck	2-2-23
Dennis Owens	2-2-23

Petition Opposed to the Pre Annexation of the 90 Acre Tract to the City of Peoria

Tracts Pin 09-16-400-001

Tracts Pin 09-16-300-004

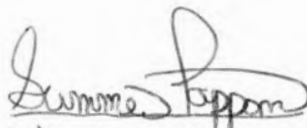
<u>Signature</u>	<u>Date</u>	
Mary G Baumgardner	2/1/23	1629 WCHD
Vicki E Baumgardner	2/1/23	1629 WCHD
Kathy Brasthas	2/1/23	1000 WCHD
Brenda Greiner	2/1/23	1607 WCHD
Jon R. Greiner	2/1/23	1607 WCHD
Jane Calvert	2/1/23	1627 WCHD
Jean McLaughlin	2/1/23	1627 WCHD
Quinn	2/1/23	1623 WCHD
Lee R. Strode	2/1/23	
Angela L Zimmerman	2/2/23	
Wm Zimmerman	2/2/23	
Philillon	2/2/23	
Dawn R Cox	2/2/23	

**Petition Opposed to the Pre
Annexation of the 90 Acre Tract
to the City of Peoria**

**Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004**

Signature

Date

Summer Pappan  2-2-2023
1627 W Cedar Hills Dr
UNIT 2, DUNLAP IL 61505
Edwin Heub,
127 Curtis Edwin Heub 2-2-2023
Chillicothe IL

Petition Opposed to the Pre-Annexation of the 90 Acre Tract to the City of Peoria

Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Date

Brandon M Streit
12014 N Devinwood Dr, Dunlap, IL 61525
309-264-9250

2/2/2023

Kristina L Streit
12014 N Devinwood Dr, Dunlap, IL 61525
309-224-8545

2/2/2023

**Petition Opposed to the Pre
Annexation of the 90 Acre Tract
to the City of Peoria**

Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Date

Kylee Link

2/2/2023

Kylee Link (309) 221-7175

**Petition Opposed to the Pre
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to the City of Peoria**

Tracts Pin 09-16-400-001

Tracts Pin 09-16-300-004

Signature

Date

Scott York

2/2/2023

6208 w red cedar Ln
Edwards il 61528

**Petition Opposed to the Pre
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Tracts Pin 09-16-400-001

Tracts Pin 09-16-300-004

Signature

Date

Katelyn Webster
February 2,
2023

**Petition Opposed to the Pre
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Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Date

Amy
Stahl

2/2/23

**Petition Opposed to the Pre
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Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Date

Megan
Schmidt
2-1-23

**Petition Opposed to the Pre
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Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Sydney Yang

Date

2/2/2023

**Petition Opposed to the Pre
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to the City of Peoria**

Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004

Signature

Robert J. Lee

Date

2/2/23

**Petition Opposed to the Pre
Annexation of the 90 Acre Tract
to the City of Peoria**

Tracts Pin 09-16-400-001

Tracts Pin 09-16-300-004

Signature

Date

**Myrna Ghantous-
Badawi**

02/02/2023

**Petition Opposed to the Pre
Annexation of the 90 Acre Tract
to the City of Peoria**

**Tracts Pin 09-16-400-001
Tracts Pin 09-16-300-004**

Signature

A handwritten signature in black ink, appearing to read 'STEPH WALTIP', written in a cursive style.

Date

2/2/22

STEPH WALTIP

Petition Opposed to the Pre Annexation of the 90 Acre Tract to the City of Peoria

Tracts Pin 09-16-400-001

Tracts Pin 09-18-⁶300-004

Signature

Date

Julia Smith
Julia Smith

2-1-23
2-1-2023

Abbey Adams
Abbey Adams

2-1-2023
2-1-2023

Joe Schuf
Joe Schuf

2-1-2023

Sammy Schaefer
Sammy Schaefer

2-1-2023

Janie Stein
Janie Stein

2-1-2023

Kaci Leier
Kaci Leier

2-1-2023

Rebecca Steinman
Rebecca Steinman

2-2-2023