



**PLANNING & ZONING COMMISSION  
THURSDAY, APRIL 1, 2021  
CITY HALL ROOM 400 – 1:00 P.M.**

**MEETING AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MARCH 4, 2021 MINUTES**

**4. REGULAR BUSINESS**

*Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

**CASE NO.** PZ 255-2021 Hold a Public Hearing and forward a recommendation to City Council on the request of Michael R Seghetti of Elias, Meginnes and Seghetti, P.C. on behalf of Second Chance Investments, LLC and 110 Illinois St, LLC to rezone property from a Class R-6 (Multi-Family Residential) District to a Class C-G (General Commercial) District for the properties located at 1515 N Dechman Ave and 106, 108, 110 E Illinois Ave (Parcel Identification Nos. 18-04-251-005, 18-04-251-002, 18-04-251-003, and 18-04-251-004), Peoria IL. (Council District 3)

**CASE NO.** PZ 261-2021 Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Menu Boards.

**CASE NO.** PZ 242-2021  
*Deferred from the March 4, 2021 meeting* Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority.

**5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

**6. ADJOURNMENT**

Governor JB Pritzker's Executive Order 2020-69, as amended and extended, limits meetings to the lesser of 25 persons or 25% of the overall room capacity. Governor JB Pritzker's Executive Order 2020-07, as amended and extended, requires that public bodies take steps to provide video, audio, and/or telephonic access to meetings. The CDC recommends social distancing of at least six feet between persons. City Hall is currently open to the public Monday through Friday from 8:00 a.m. to 5:00 p.m. To comply with these recommendations and requirements, the City is implementing the following changes and restrictions for the Planning & Zoning Commission Meeting on April 1, 2021 while complying with the spirit of the Open Meetings Act:

Anyone wishing to make a public comment can do so by sending those comments in writing to, Leah Allison, at [lallison@peoriagov.org](mailto:lallison@peoriagov.org) or via fax at 309-494-8674 no later than 5 pm on March 31, 2021. The email or fax should be labeled "Public Comment for April 1, 2021 Planning & Zoning Commission Meeting," and we ask that you include your name and address. All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

Media will be allowed to physically attend the meeting; however, due to capacity restrictions only one person from a media outlet will be allowed inside City Council Chambers.

Temperature screenings are required for access inside City Hall. Face coverings are required to be worn at all times inside City Hall.

The agenda, minutes and video podcast will be available online at <http://www.peoriagov.org/boards-commissions/>

**Inquiries: Community Development Department, (309) 494-8600 or [lallison@peoriagov.org](mailto:lallison@peoriagov.org)**

# W E L C O M E !

If you plan on speaking, please complete a **Blue Speaker Form**

For each case the following sequence will apply:

- 
- 1. Chairperson proceeds with swearing in procedures
  - 2. Chairperson announces the case
  - 3. Staff enters case into the record
    - a. Staff presents the case
    - b. Staff answers questions from the Commission
  - 4. Petitioner presents case and answers questions from the Commission
  - 5. Chairperson opens the meeting to the public
  - 6. Public comments – Chairperson may ask for response/input from staff and petitioner
  - 7. Petitioner presents closing statements
  - 8. Public testimony is closed (No further public comment)
  - 9. Commission deliberates and may consult staff
  - 10. Commission prepares findings, if applicable
  - 11. Commission votes

**All comments and questions must be directed to the Commission**

**: OFFICIAL PROCEEDINGS :**

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

A meeting of the Planning & Zoning Commission was held on Thursday, March 4, 2021, at 1:00 p.m. with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, Branden Martin, Robin Grantham, Richard Unes, Eric Heard and Mike Wiesehan – 6. Commissioner absent: George Ghareeb - 1

City Staff Present: Leah Allison, Kerilyn Weick, Glen Wetterow, and Cynthia Fulford.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Glen Wetterow.

**MINUTES**

Commissioner Grantham moved to approve the minutes of the Planning & Zoning Commission meeting held on February 4, 2021; seconded by Commissioner Heard.

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

**REGULAR BUSINESS**

**PZ 242-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority.

At the request of staff, a motion was made to defer the case to the next regular scheduled meeting to allow for more public input.

**Motion:**

Commissioner Barry made a motion to DEFER; seconded by Commissioner Unes:

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

**SUBD 228-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Robert C Hall of Miller, Hall, & Triggs, LCC, on behalf of Prospect Enterprises, LLC, to amend Resolution No. 03-444, as amended, to remove the access restriction to Jamestown Road, for Williamsburg Oaks Townhouses, a multi-family residential development located at 3310-3408 W King James Rd and 6502-6510 N Queen Frances Ln, (Parcel Identification Nos. 13-13-203-011, 13-13-204-000 – 13-13-204-002, 13-13-205-000 – 13-13-205-016, 13-13-206-000 – 13-13-206-004, 13-13-207-000 – 13-13-207-002, 13-13-229-000 – 13-13-229-007, 13-13-230-000 – 13-13-230-008, 13-13-231-000 – 13-13-231-005, and 13-13-276-007), Peoria, IL (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. SUBD 228-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context.

Discussion was held around the proposed plans and information presented.

Bob Hall, Representative of Prospect Enterprises, LLC, provided a summary of the request. He noted that he had contacted the neighborhood to the south of the townhouses and received support.

Chairperson Wiesehan opened the public hearing at approximately 1:20 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:20 PM.

**Motion:**

Commissioner Heard made a motion to APPROVE; seconded by Commissioner Unes:

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

**PZ 238-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Michael S. Nelson on behalf of the Salvation Army, to rezone property from a Class C-2 (Large Scale Commercial) District to Class I-1 (Industrial/Warehouse) District for the property located at 2800 W Townline Road, (Parcel Identification No. 14-06-101-005), Peoria IL (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 238-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context.

Discussion was held around rezoning for warehouses.

Petitioner, Asif Hussain, provided a summary of the request.

Chairperson Wiesehan opened the public hearing at approximately 1:30 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:30 PM.

Chairperson Wiesehan read the Findings of Fact for discussion.

**Motion:**

Commissioner Heard made a motion to APPROVE; seconded by Commissioner Barry:

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 1:36 PM.

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



Cynthia Fulford, Development Technician



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** April 1, 2021  
**CASE NO:** PZ 255-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Michael R Seghetti of Elias, Meginnes and Seghetti, P.C. on behalf of Second Chance Investments, LLC and 110 Illinois St, LLC to rezone property from Class R-6 (Multi-Family Residential) District to a Class C-G (General Commercial) District for the properties located at 1515 N Dechman Ave and 106, 108, 110 E Illinois Ave (Parcel Identification Nos. 18-04-251-005, 18-04-251-002, 18-04-251-003, and 18-04-251-004), Peoria IL. (Council District 3)

## SUMMARY OF PROPOSAL

The petitioner is requesting to rezone four parcels to Class C-G (General Commercial) District.

## BACKGROUND

### Property Characteristics

The subject property consists of four contiguous parcels, summing to 0.42 acres in the northeast corner of the block bounded by N Knoxville Ave, E Illinois Ave, N Dechman Ave, and E Pennsylvania Ave. Three of the four parcels contain multi-family buildings, more specifically, two fourplexes and one duplex. One of the fourplexes is occupied, the other buildings are not occupied. Assessment records indicate the structures were built prior to 1940. The fourplexes are legally nonconforming, each having three more dwelling units than the current density standard allows. Redevelopment of the 0.42 acre property would permit no more than 6 dwelling units, based on density standards in the R-6 (Multi-Family Residential) District. The westmost parcel has been used for ingress/egress to the adjoining commercial lot.

The block includes four other parcels. According to the petitioner, other buildings in the block have been vacant for at least one year. Uses in the block had consisted of gas station, vehicle sales, apartments, and one single-family residential dwelling. Land uses across Illinois Ave are restaurant and single-family residential. Land uses across Dechman Ave are single-family residential and apartments. Uses along and across Knoxville Ave are primarily commercial. Surrounding zoning is Class C-G (General Commercial) District to the north, south, and west, Class R-6 (Multi-Family Residential) to the north, and Class R-4 (Single Family Residential) to the east. Class N-1 (Institutional) consisting of OSF Saint Francis Medical Center is half a block south of the subject property.

### History

In 1957 the Northwest corner of the block, including 106 E Illinois, was rezoned from C (Apartment) to E (Commercial). The other subject parcels have remained in the Apartment or High Density Residential zoning classification. In 1963 the south half of the block was rezoned to Commercial. In 1972 property across E Illinois was rezoned from R-3 (High Density Residential) to C-3 (Commercial). In 2005, property at 1505 E Pennsylvania was granted a special use to allow a multiple dwelling unit structure. This property is across Dechman Avenue.

Date	Zoning
1931 - 1958	E (Commercial) and C (Apartment)
1958 - 1963	E (Commercial) and C (Apartment)
1963 - 1990	R-3 (High Density Residential)
1990 - Present	R-6 (High Density Residential)

## **DEVELOPMENT REVIEW BOARD ANALYSIS**

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<b>Standard for Rezoning</b>	<b>Standard Met per Community Development Dept. Review</b>
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	Other property in the same block is zoned C-G (General Commercial) District. Nearby uses include commercial or have been used commercially.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	C-G (General Commercial) zoning district would afford additional uses for redevelopment of the property and block. Current density is nonconforming to the R-6 district.
<u>LaSalle Factor #3:</u> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	None.
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	The proposed zoning will be consistent with zoning classification of adjacent property and allow for redevelopment of the block that has had vacant uses.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	C-G (General Commercial) District would afford the subject property and adjoining property to be redeveloped in conformance with standards of the CG district.
<u>LaSalle Factor #6:</u> Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	Only one of the four parcels is occupied. Property has been vacant for one year or longer. Other property in the block has been vacant.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	Proposal would allow for redevelopment of the block which has had a history of vacancies and property maintenance cases.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial and Medium Density Residential.

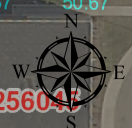
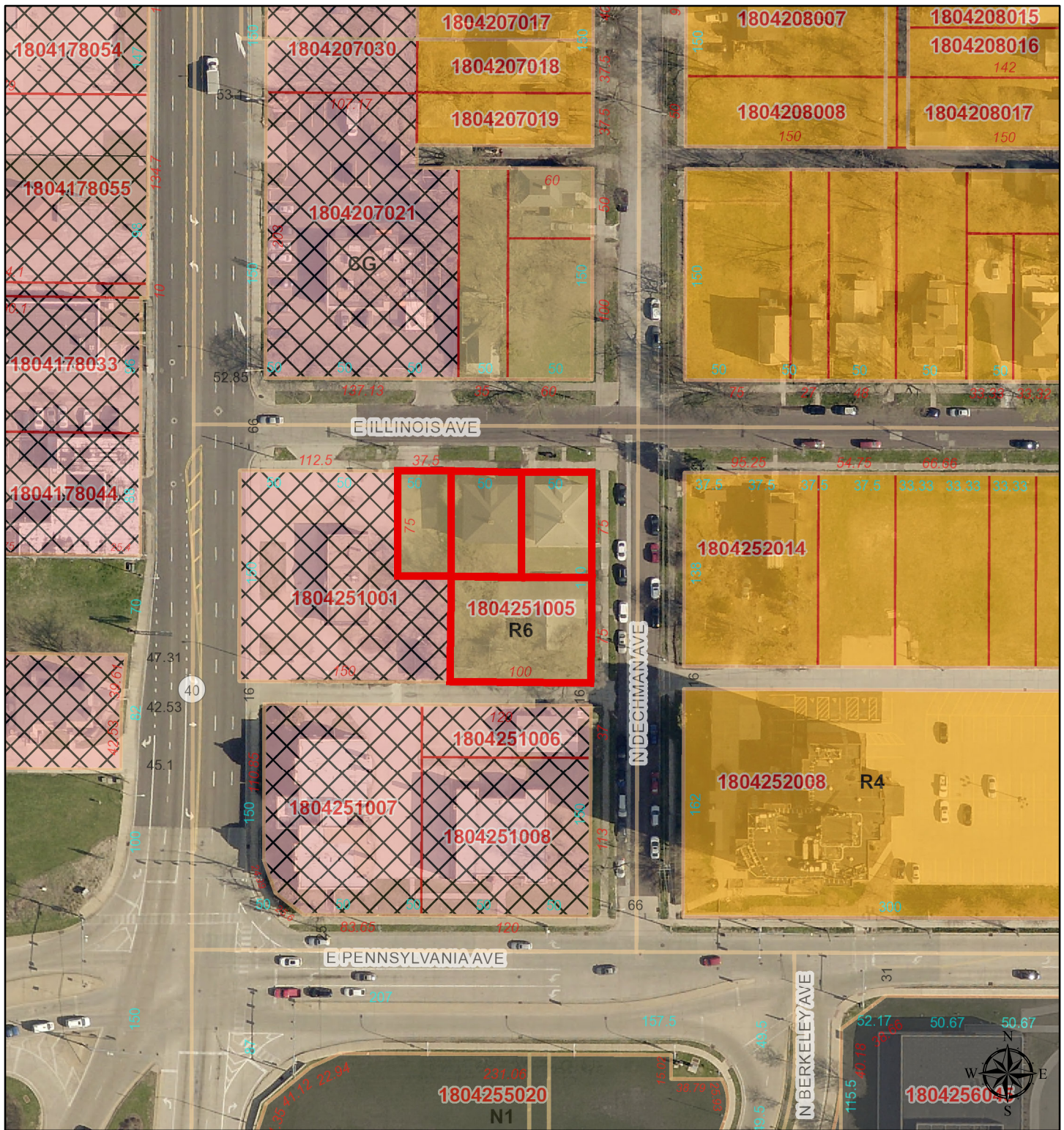
## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

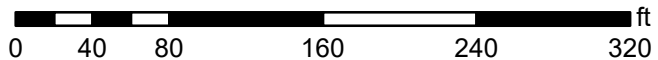
## **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo

# PZ 255-2021 Zoning Map



1 inch = 100 feet

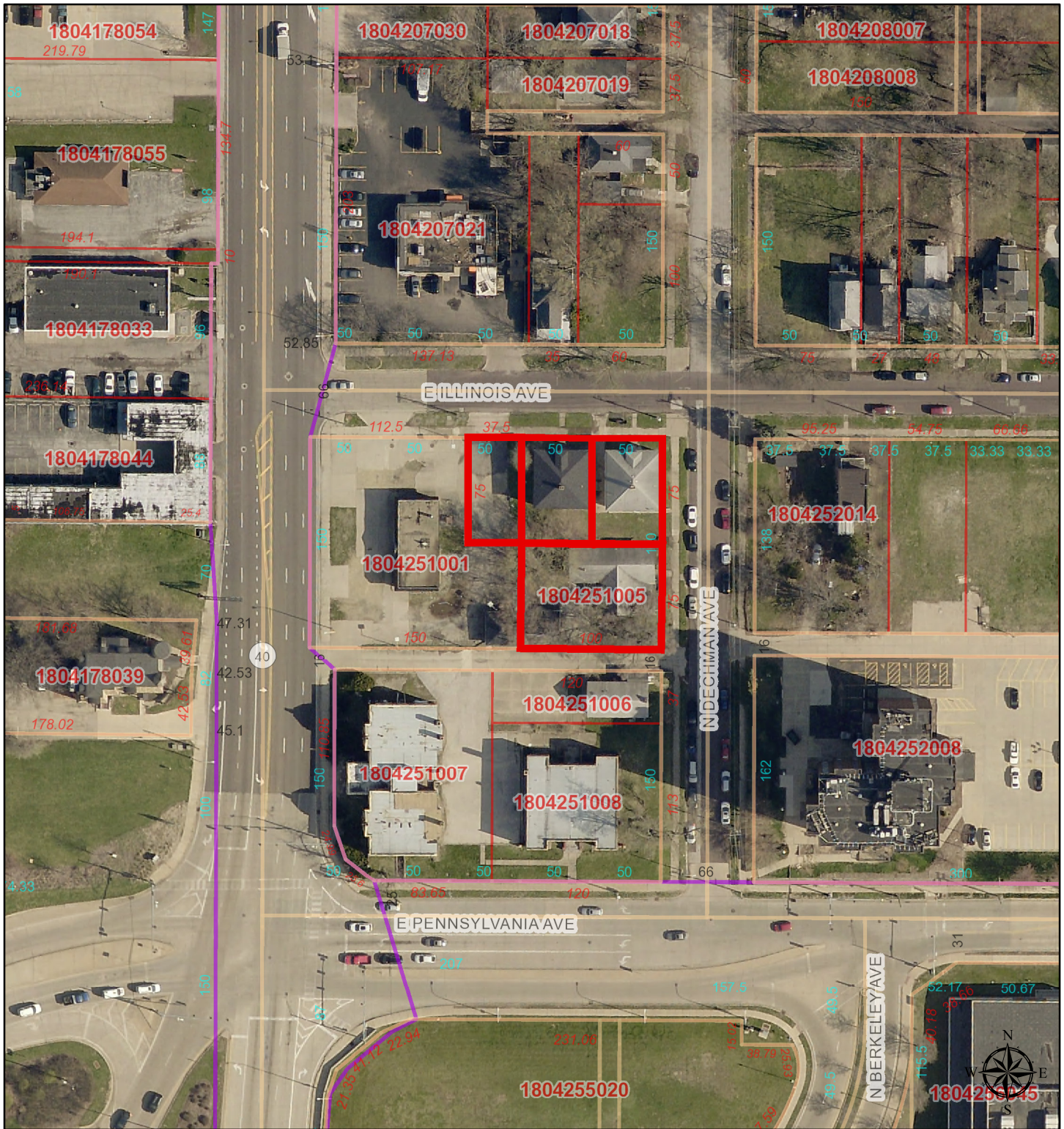


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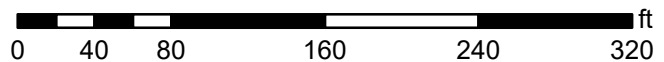
Peoria County, IL  
 Peoria County, IL, HERE, USGS



# PZ 255-2021 Aerial Map



1 inch = 100 feet



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Peoria County, IL  
Peoria County, IL, HERE, USGS







# PLANNING & ZONING COMMISSION

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**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Josh Naven)

**DATE:** April 1, 2021

**CASE NO:** PZ 261-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Menu Boards.

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## **SUMMARY**

The proposed text amendment increases the allowable size of a menu board sign from 30 square feet to 40 square feet and the allowable height from 5 feet to 6 feet. This text amendment request is in response to multiple variance requests regarding this sign type and changing industry standards.

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the proposed text amendment.

## **ATTACHMENTS**

1. Proposed Ordinance

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE  
OF THE CITY OF PEORIA RELATING TO MENU BOARDS**

**WHEREAS**, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

**WHEREAS**, the City of Peoria desires to amend Appendix A, the Unified Development Code;

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

**8.3 SIGNS**

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**8.3.10. Temporary and Permanent Signs**

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	Sign Type	Number Allowed	Maximum Size	Height	Minimum Required Setback	Length of Display	Zoning District	Permit Required	Additional Requirements
***									
Freestanding	Menu Board	Two per drive-thru lane	<del>4</del> 30 sq. ft.	<del>6</del> 5 feet	Prohibited in the primary front yard. 1/2 required yard or 1/2 minimum build-to line for secondary front or corner side yard. No setback for side and rear yard.	NA	Non Residential	Yes	—

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Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel



# PLANNING & ZONING COMMISSION

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**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (prepared by Kerilyn Weick)

**DATE:** April 1, 2021

**CASE NO:** PZ 242-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority.

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## **SUMMARY OF PROPOSAL**

Staff requests to defer this case to the next regular scheduled meeting. Three public meetings, for additional public input, are scheduled for next week.

The City of Peoria, in partnership with the Illinois Housing Development Authority facilitated a planning process to prepare a Housing Needs Assessment and Community Revitalization Plan. The plan is currently in draft format.

Residents and other stakeholders are invited to comment on the draft plan at virtual meetings through this Zoom link: [Virtual CRP Zoom Meeting](#). Please note that space is limited. The meetings will also be live streamed to the City's YouTube [channel](#).

East Bluff, Monday, April 5<sup>th</sup>, 6:00 PM to 7:00 PM  
Near Northside, Wednesday, April 7<sup>th</sup>, 6:00 to 7:00 PM  
Near Southside, Thursday, April 8<sup>th</sup>, 6:00 to 7:00 PM

Discussion will focus on the goals and recommendations found on pages 165-169 of the plan. These pages represent the outcomes of the survey, interviews, and data collected for the plan. The entire draft plan can be accessed via this link: [Community Revitalization Plan](#).

## **BACKGROUND**

In 2019 the City of Peoria partnered with the Illinois Housing Development Authority (IHDA) through its Community Revitalization Technical Assistance Program to complete a Community Revitalization Plan with a focus on the Near Northside, East Bluff, and Near Southside. The planning process emphasized housing, community, and economic development needs and opportunities.

Sections of the draft plan include:

- Background of previous planning initiatives
- Demographic, economic, and housing data profiles
- Housing stock survey
- Primary market analysis
- Results of the Community Needs Assessment Survey and neighborhood meetings
- Goals and Recommendations
- Local, state, federal incentive programs and resources, including programs offered through IHDA

The plan will serve as a guide for elected officials and City staff when considering opportunities for growth or investment in the Near Northside, Near Southside, and East Bluff neighborhoods.