A meeting of the Planning & Zoning Commission was held on Thursday, May 2, 2019, at 1:00 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: Ed Barry, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 4. Commissioners absent: George Ghareeb - 1.

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS
Speakers were sworn in by Megan Nguyen.

MINUTES
Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on April 4, 2019; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 5 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 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 condition and waiver:

1) Allow a total of 7 occupants (six residents, plus one staff resident).
2) A maximum of two vehicles are permitted for the household, at the property.
3) One on-site staff member is required, and must remain at the site at any time a resident is present.
4) Smoke detectors must be hardwired and interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms. Repair to GFI outlets and electrical meter. Building permit is required.
5) Waiver to allow one off-street parking space. (Sec. 8.1.6)

Camilla Rabjohns, petitioner, provided an update on the electrical work being done at the property.

Chairperson Wiesehan opened the Public Hearing at 1:10 p.m. There being no public testimony, the public hearing was closed at 1:10 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Barry made a motion to approve the request as presented; seconded by Commissioner Misselhorn:

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5
Nays: None
CASE NO. PZ 19-14
Hold a Public Hearing and forward a recommendation to City Council on the request of Michael D. Williams of 309 Auto Care to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District and to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Sales and Service, for the properties located at 314 S Western Avenue (Parcel Identification No. 18-08-305-017) and 1835 W Kettelle St (Parcel Identification No. 18-08-305-018), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-14 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 condition and waivers:

1) Adherence to use standards per Section 5.3.3.G of the Unified Development Code, except for standards relating to service bay doors.
2) Vehicle repair is prohibited.
3) The gravel areas located on the north and south sides of the building must be removed and replaced with sod/ grass seed, or resurfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement, or permeable pavers/porous paving system.
4) Provide 1 handicap accessible parking space appropriately striped and signed.
5) Customer/Employee parking spaces must be a striped as minimum of 18.5' in length by 8.5' in width.
6) Provide a pedestrian accessible route (PAR) between the public right-of-way and the building.
7) Repair the existing concrete parking surface to remove potholes and cracks with weeds.
8) Remove the concrete block with fence post laying in the rear yard area.
9) Construct a 100 percent opaque eight-foot high visual barrier or screen on the east property line abutting the residential property. Chain link or wire fencing is prohibited.
10) Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
11) Replace deteriorated and non-ADA-compliant sidewalks and curbs along all property frontages. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
12) The driveways shall comply with current City Standards (including width, concrete thickness, apron dimensions and slopes). Depressed curb shall be installed (or maintained) through the driveway (curb should not follow the driveway flares).
   a. Non-residential driveways shall be a minimum of 15 feet wide for one-way operation and 24 feet wide for two-way operation.
   b. Non-residential driveways shall be a maximum of 30 feet wide.
   c. Driveways shall be located a minimum of 50 feet from the intersecting curblines; and 5 feet from side property line; No part of the driveway apron shall encroach upon the intersection radii.
   d. Driveway pavement (including the sidewalk at the driveway) shall be 8" thick concrete for commercial sites.
13) Western Ave is under the jurisdiction of the State. All work within the State right-of-way will require approval from Illinois Department of Transportation (IDOT).
14) Waivers due to existing site conditions for the following:
   a. Service bay doors oriented toward the street and without screening from the public right-of-way. (Sec. 5.3.3.G)
   b. No front yard landscaping along Western Ave. (Sec. 8.2)
   c. Building setback greater than the build-to line of 15 feet. (Sec. 4.3.4.B)
   d. Window and door fenestration less than 40 % on the Kettelle St façade. (Sec. 4.3.4.G)
   e. Driveway access from Western Ave less than 75 feet from the street corner. (Sec. 4.3.4.G.3)

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m.

Floyd Rashid, property owner, provided a history of the zoning for the property.

Michael D Williams, petitioner, answered questions about the site and expressed concern for the conditions of approval. It was explained that if approved the special use and conditions must be completed and established within two years.
Denise Moore, a concerned citizen, expressed support for the proposed use.

Roger Sparks, a concerned citizen, spoke about the handicap accessibility requirements.

Robin Gathers, a concerned citizen, expressed the need for more green space and less concrete to be aesthetically pleasing.

Chairperson Wiesehan closed the public hearing at 1:55 p.m.

Discussion on the Findings of Fact for the rezoning was held.

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

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

Discussion on the Findings of Fact for the special use was held.

**Motion:**
Commissioner Heard made a motion to approve the proposed special use as presented, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

**CASE NO. PZ 19-15**

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E Leiter on behalf of New Junction Ventures, LLC to amend an existing Special Use Ordinance No. 14,063, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two commercial buildings for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (including 5726 & 5728 N Knoxville Avenue, and 5713 – 5805 N Humboldt Avenue, with Parcel Identification Nos. 14-16-452-009, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, 14-16-452-042, and 14-16-452-043), Peoria, IL (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-15 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 condition and waivers:

1) Install required signage for handicap accessible parking spaces.
2) Repair parking lot potholes located in the driveway from Humboldt Ave and in front of the Unity Point.
3) Provide a landscape plan for review prior to issuance of a building permit.
4) Provide an exterior lighting plan prior to issuance of a building permit.
5) Provide bicycle parking accommodations for at least 8 bicycles.
6) Right-in-only entrance on Prospect is allowed by PW contingent on approval by IDOT.
7) Waiver to reduce the required building front yard setback from 20 feet to 5 feet and 6.8 feet from the property line along Knoxville Ave for the two proposed buildings as noted on the site plan. (Sec. 4.3.6)

Tom Leiter, representing the petitioner, provided a summary of the proposed development.

Steve Kerr, engineer for the petitioner, provided additional details regarding the site plan.

Chairperson Wiesehan opened the Public Hearing at 2:26 p.m.
Roger Sparks, a concerned citizen, spoke about the lack of accessibility to public transportation.

Chairperson Wiesehan closed the public hearing at 2:30 p.m.
Discussion on the Findings of Fact was held.

**Motion:**
Commissioner Barry made a motion to approve the request as presented, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

**CASE NO. PZ 19-16**
Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Embra Patterson Jr of Kingdom Temple Outreach Ministries, to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for a building greater than 15,000 sq. ft. in size for the property located at 911 W Smith Street (including 905 - 909 W Smith Street, 915 – 923 W Smith Street, and 126 S Saratoga Street, with Parcel Identification Nos. 18-08-417-016, 18-08-417-017, 18-08-417-018, 18-08-417-019, 18-08-417-020, 18-08-417-021, 18-08-417-023, 18-08-417-024, 18-08-417-025, and 18-08-417-032), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-16 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 condition and waivers:

1) Provide an exterior lighting plan for review prior to issuance of a building permit to ensure that lighting does not exceed 0.5 footcandles when measured at the lot lines and a minimum of 0.5 footcandles for the parking area.
2) Provide bicycle parking accommodations for at least 1 bicycle.
3) Provide screening (Per Section 8.2.9 of the Unified Development Code) for the residence at 918 W Hurlburt upon development of adjacent property.
4) Waivers for the following:
   1) Reduce the required building line length on Smith St from 80 % to 55% (Sec. 4.3.F.8.a).
   2) Reduce the distance of the existing driveway from the block corner from 75 feet to 60 feet. (Sec. 4.3.F.11.a)
   3) Reduce the rear yard setback from 25 feet to 23 feet. (Sec. 4.3.F.12)
   4) Allow for blank walls exceeding 20 feet (Sec 4.3.G.1.a)
   5) Reduce fenestration of windows and doors on the ground story façade from 40% to 19% of the Smith St façade and 9% of the Saratoga St façade. (Sec. 4.3.G.1.b)
   6) Allow functioning entry doors to be located more than 75 feet apart. (Sec 4.3.G.3)

Steve Kerr, petitioner, offered to answer any questions regarding the proposed development.

Bishop Patterson, representing Kingdom Temple, provided a summary of the development.

Chairperson Wiesehan opened the Public Hearing at 2:51 p.m.

Denise Moore, a concern citizen, spoke in support of the project.

Chairperson Wiesehan closed the public hearing at 2:55 p.m.
Discussion on the Findings of Fact was held.

**Motion:**
Commissioner Misselhorn made a motion to approve the request as presented, seconded by Commissioner Unes.
The motion was APPROVED viva voce vote 5 to 0.
Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizen requests to address the Commission.

Chairman Wiesehan thanked Commissioner Misselhorn for his dedication and service to the Planning & Zoning Commission.

ADJOURNMENT
Commissioner Unes made a motion to adjourn, seconded by Commissioner Heard at approximately 3:05 p.m.

Leah Allison, Senior Urban Planner