

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, July 2, 2020, at 1:00 p.m., via Remote Video Conference, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

City Staff Present: Leah Allison, Kerilyn Weick, Megan Nguyen, Cynthia Fulford, and Kim Smith.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on June 4, 2020; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 7 to 0.

REGULAR BUSINESS

PZ 20-14

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven D. Kerr, P.E., of Mohr and Kerr Engineering and Land Surveying, on behalf of Carl R. Fifield, Manager, of CFAW Enterprises, to obtain a Special Use in a Class CN (Neighborhood Commercial) District for vehicle repair and service for property located at 1610 SW Jefferson Avenue, (Parcel Identification No. 18-17-226-049), Peoria IL. (Council District 1)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-14 into the record and presented the request. Ms. Smith provided a summary of the request and offered relevant background context

The Development Review Board recommends APPROVAL of the request, with the following waiver and conditions:

Waiver: Waiver for existing conditions for landscaping, as denoted on the site plan.

Conditions:

1. Signage must meet requirements set forth in UDC Section 8.3.
2. Lighting must meet the requirements in section 8.5.
3. All dumpster areas and mechanicals must be screened as required by code.
4. Submit a final and updated site plan prior to progressing to City Council for approval.
5. Sidewalks must be ADA compliant.

Steve Kerr spoke on behalf of the Petitioner and provided further information regarding his request.

Chairperson Wiesehan opened the public hearing at approximately 1:08 PM. There being no public testimony, the public hearing was closed at approximately 1:09 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:10 PM.

Motion:

Commissioner Ghareeb made a motion to approve the request as presented; seconded by Commissioner Heard:

The motion was APPROVED by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7

Nays: None – 0

PZ 20-8

Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to rezone property from the current Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at 4241 N Boulevard Avenue (Parcel Identification No. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-8 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context.

The Development Review Board recommends DENIAL of the request, referring to the LaSalle factors for rezoning.

Commissioners presented questions to the City regarding other options such as a text amendment to the Unified Development Code.

Ms. Allison, explained that a text amendment would be needed to allow a massage parlor in the C1 zoning district.

Dick Williams spoke on behalf of the Petitioner and provided further information regarding her request. He explained that the neighboring area is in support of the establishment.

The Petitioner was in support of a deferral.

Chairperson Wiesehan opened the public hearing at approximately 1:39 PM.

Ms. Allison, read the written public testimony into the record:

Public Comments for May 7, 2020 Meeting re: 4241 N Boulevard Ave
Id # 14-28-226-017 & 14-28-226-018

I am not happy with the lack of information on your Public Hearing Notice that was mailed out. It does not state the intent for the re-zoning. Do they want to establish a bar?

A public hearing should be postponed until individuals can participate in person in an open meeting.

I want my email to be mentioned at your hearing.

I do not want another bar near my home. I have made numerous complaints with the police department regarding the Crow's Nest across the street from the location you are asking to zone as C-2.

I am tired of the loud music that literally rattles my windows and the screaming of their patrons in the parking lot. I have called numerous times the police department and no one does anything about it. I live 4 houses away and I can still hear it in my house. Fights in the parking lot are also very alarming. I have also

called the Crow’s Nest, as a good neighbor, asking them to turn the music down and nothing happens.

Please postpone this hearing until the community is allowed to attend an open meeting in person. I would like to attend.

I also left a voicemail regarding my concerns.

Teresa Symmonds
712 E Lake Ave
Peoria Hts, IL 61616
309-696-1038

There being no more public testimony, Chairman Wiesehan closed the public hearing at 1:41 pm

Motion:

Commissioner Unes made a motion to defer the request to the next regularly scheduled meeting; seconded by Commissioner Ghareeb:

The motion was DEFERRED by viva voce vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0

Motion:

Commissioner Barry made a motion to direct City staff to investigate differences between having body works establishment as a Special use or Permitted use; seconded by Commissioner Martin:

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0

PZ 20-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 Various Text Amendments.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-E into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

1. Discussion began on the proposed text amendments.

Commissioners and Chairperson Wiesehan, spoke in favor of redevelopment to encourage economic growth in Peoria.

The commission determined that a special meeting in-person would be preferred.

Motion:

Commissioner Unes made a motion to DEFER the request to a special meeting date to be determined; seconded by Commissioner Grantham:

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 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 Ghareeb at approximately 2:00 PM.



Cynthia Fulford, Development Technician