

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

A meeting of the Planning & Zoning Commission was held on Thursday, September 5, 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, George Ghareeb, Eric Heard, and Mike Wiesehan- 4. Commissioner absent: Richard Unes - 1.

City Staff Present: Leah Allison, Kerilyn Weick, and Sara Maillacheruvu.

**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 August 1, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS****CASE NO. PZ 19-23**

Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Meginnis on behalf of Coulter Properties, Inc, to rezone property from former Public Right-of-Way to a Class C-1 (General Commercial) District for the properties located at 4700 and 4726 N Sterling Ave, (Parcel Identification Nos. 14-19-401-001 and 14-19-401-017), Peoria IL. (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-23 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.

Mike Selk, petitioner, concurred with Staff's report.

Chairperson Wiesehan opened the Public Hearing at 1:06 p.m. There being no public testimony, the public hearing was closed at 1:06 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Wiesehan - 4

Nays: None

**CASE NO. PZ 19-24**

Hold a Public Hearing and forward a recommendation to City Council on the request of Lora Martinson of Springfield Sign to amend an existing Special Use Ordinance No. 15,418 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a Drive-Thru Menu Board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 4612 N University St, (Parcel

Identification No. 14-20-401-033), Peoria IL. This includes the properties located at 4608 and 4536 N University St (Parcel Identification Nos 14-20-401-034, 14-20-401-035, and 14-20-451-012) Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-24 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 subject to the following conditions:

- 1) Plant 32 points of landscaping for the front yard of Culver's restaurant.
- 2) Plant one shade tree in the parking lot for Culver's restaurant.
- 3) Plant two trees in the front yard of the Gordon Food Service parcel.
- 4) Update handicap parking signs serving Gordon Food Service to the current \$350 fee.
- 5) Plant four shade trees in the parking for Zen Nail Lounge building.

Mark Wessel, petitioner, requested only those conditions which apply to Culver's be enforced.

Chairperson Wiesehan opened the Public Hearing at 1:20 p.m. There being no public testimony, the public hearing was closed at 1:20 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Heard made a motion to approve the request including Staff's condition nos. 1 and 2, and directed City Staff to address condition nos. 3, 4, and 5 separately; seconded by Commissioner Barry:

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

**CASE NO. PZ 19-25**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jim McKenna to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the properties located at 1700, 1704 and 1708 W Lincoln Ave (Parcel Identification Nos. 18-17-103-004, 18-17-103-005, and 18-17-103-006), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-25 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 subject to the following waivers and conditions:

1. Waiver to reduce the required front yard setback from 15' to 5' (Section 4.2.4., Building Envelope Standards).
2. Waiver to reduce the required rear yard setback from 25' to 7'6" (Section 4.2.4., Building Envelope Standards).
3. Provide parking space dimensions for final site plan.
4. Dumpster screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.
5. Submit detail for the proposed free-standing sign.
6. Submit a lighting plan prior to issuance of a building permit.
7. Obtain required approvals, including those from IDOT, for proposed curb closures and new curb cuts.
8. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.
9. Sign a Setback Encroachment Agreement prior to issuance of a building permit.

Jim McKenna, representing the petitioner, provided a summary and explained that the project would occur in two phases. Phase 1 included building the new church and obtaining a Certificate of Occupancy. Phase 2 included demolition of the existing building and construction of the parking lot. This would prevent any disruption of worship services.

Chairperson Wiesehan opened the Public Hearing at 1:41 p.m. There being no public testimony, the public hearing was closed at 1:41 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Ghareeb made a motion to approve the request including Staff's waivers and conditions; seconded by Commissioner Heard:

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

**CASE NO. PZ 19-26**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Hoagland of M.K. Hoagland, LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Plant for the property located at 2601 W Altorfer Drive (Parcel Identification Nos. 14-06-300-013 and 14-06-300-017), Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-26 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 subject to the following conditions:

- 1) Update handicap parking signs to current standards.
- 2) Screen A/C unit located on east side of principal building wall, from view of the public right-of-way.

Steven Miner, representing the petitioner, questioned the reason for a Special Use and the term Carpet Cleaning Plant.

Chairperson Wiesehan opened the Public Hearing at 1:54 p.m. There being no public testimony, the public hearing was closed at 1:54 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request as recommended by Staff; seconded by Commissioner Ghareeb:

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

Chairperson Wiesehan announced that an appointment by the Mayor to the Commission should be forthcoming, however one vacancy remained. Chairperson Wiesehan asked the Commissioners if they knew of any interested persons and forward them to the Mayor's office for consideration.

**ADJOURNMENT**

Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:00.p.m.



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Leah Allison, Senior Urban Planner