

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

A meeting of the Planning & Zoning Commission was held on Thursday, February 1, 2018, 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: Michele Anderson, Ed Barry, George Ghareeb, Eric Heard, Mark Misselhorn, and Mike Wiesehan – 6. Commissioners absent: Richard Unes.

City Staff Present: Josh Naven

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Dakota Reed.

**MINUTES**

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on December 7, 2017; seconded by Commissioner Heard.

The motion was approved viva voce vote 6 to 0.

**REGULAR BUSINESS****CASE NO. PZ 18-01**

Hold a Public Hearing and forward a recommendation to City Council on the request of Michael Teague to obtain a Special Use in a Class C-1 (General Commercial) District for Used Auto Sales for the property identified as Parcel Identification No. 14-07-276-002, with an address of 7419 N University Street, Peoria IL. (Council District 5)

The Development Review Board recommended APPROVAL of the request with the following conditions:

*Conditions:*

1. A compliant landscaping plan provided by a landscape professional shall be submitted for review through the alternative compliance process due to the lack of landscaping area available on the site.
2. The existing freestanding sign shall be removed as it overhangs into the public way.
3. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
4. All vehicle sales use standards shall be met:
  - a. Vehicle display area must be depicted on a site plan subject to Development Review Board approval.
  - b. All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
  - c. No parking space striping is required for the vehicle display area. Any parking provided apart from the vehicle display area must be striped per code requirements.
5. The existing parking surface must meet surfacing requirements.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-01 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

In response to Commissioner Ghareeb's question if the previously established fuel tanks had been removed from the site, Mr. Naven noted the State Fire Marshall had information regarding tank removal and he was not aware of any tanks on the site.

Michael Teague, petitioner, reviewed the request. Mr. Teague noted the fuel tanks had been removed from the site by the landlord.

Chairperson Wiesehan inquired if Staff's conditions were agreeable. Mr. Teague accepted the conditions of approval.

Chairperson Wiesehan opened the Public Hearing at 1:09 p.m.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:10 p.m.

Commissioner Misselhorn read the Findings of Fact for a Special Use.

**Motion:**

Commissioner Heard made a motion to APPROVE the request including Staff's conditions; seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, and Wiesehan – 6.

Nays: None.

**CASE NO. PZ 18-04**

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 Multi-Story Mini-Storage Uses.

Commissioner Ghareeb noted he would be abstaining from this case due to its relation to Case PZ 18-05.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-04 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 1:14 p.m.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:15 p.m.

**Motion:**

Commissioner Barry made a motion to APPROVE the request; seconded, by Commissioner Anderson.

The motion was APPROVED viva voce vote 5 to 0, 1 Abstention.

Yeas: Anderson, Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

Abstain: Ghareeb – 1.

**CASE NO. PZ 18-05**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jason Heinekamp of Terra Engineering, Ltd. for Carlos Vizcarra of Amerco Real Estate Company, to obtain a Special Use in a Class C-1 (General Commercial) District for a Multi-Story Mini-Storage and Vehicle Rental Facility for the property identified as Parcel Identification Nos. 14-19-477-007 & -019, with an address of 4400 N Brandywine Drive, Peoria IL (Council District 4)

Commissioner Ghareeb noted he would be abstaining from this case due to a business relationship.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-05 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following conditions:

*Conditions:*

1. The following use standards shall apply:
  - a. No electrical power supply shall be accessible to the renter/lessee of the storage unit with the exception of lighting fixtures and climate controls.