

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

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

ROLL CALL

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

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.


MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on January 7, 2021; seconded by Commissioner Ghareeb.

The motion was approved by roll call vote 6 to 0.

REGULAR BUSINESS

PZ 171-2020

 Hold a Public Hearing and forward a recommendation to City Council on the request of Katie J. Kim, of the Kim Group, on behalf of KM Real Properties LLC and Jim McComb Chevrolet, Inc., to rezone property (Parcel Identification Nos. 14-29-401-007 and 14-29-401-024) from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District and to replace the existing Special Use Ordinance 15,077 with a Special Use in a Class C-2 (Large Scale Commercial) District, for a Shopping Center to include office, commercial, and multifamily uses for the property located at 3624, 3622, 3602 N University Street and 1205 W Florence Avenue (Parcel Identification Nos. 14-29-401-020, 14-29-401-021, 14-29-401-024, 14-29-401-026, 14-29-401-007 and 14-29-401-008), Peoria IL. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 171-2020 into the record. Ms. Weick provided a summary of the request as amended since the December 3, 2020 hearing.

1. Approve a Special Use for a shopping center to include a banking center with drive-through ATM's.
 - a. The prior request had included additional retail buildings and an apartment building.
2. Approve a waiver to allow vehicle access to/from lots with different zoning designations, in this case access to the C-2 parcels through C-1 parcels
 - a. The request to rezone several parcels has been withdrawn.
3. Approve a left-in-right out only driveway access to Florence Ave.
 - a. The prior request was for a full access driveway.

Ms. Weick explained the Development Review Board found the findings of fact to be true and recommends approval with conditions and waivers as written in the case packet.

Director Ross Black, Community Development Department, clarified that development of future uses and structures would require amendment to the special use which is brought before this commission and would be reviewed for compliance with the code.

Chairperson Wiesehan opened the public hearing at approximately 1:30 PM.

The property owner representative, Michael Seghetti identified other representatives present for the case: Gary Uftring, Mark Weston, Kirk Johnson, Katie Kim, and Michael Cochran. Mr. Seghetti responded to the commission and offered a summary of the request. Such summary included: coordination with adjacent property owner regarding cross access, constraints of the property, overview of the site plan, turning movements at the Florence Avenue driveway, and turning movements at the University Street driveway.

The applicant, Katie Kim, described meetings to prepare an access agreement with the adjacent property owner and provided examples of details needed for an access agreement.

Chairperson Wiesehan opened the public hearing at approximately 2:08 PM.

Tom Leiter, representative of adjacent property owner Robert Jockisch, expressed his client is not opposed to the development but objects due to issues over access. Mr. Leiter suggested a binding cross access agreement is needed between property owners and to permit only temporary use of the Florence Avenue driveway.

Adjacent property owner, Robert Jockisch, asked that a binding cross access agreement between property owners be required.

Ms. Kim, in response to the public comment, provided a synopsis of topics covered at meetings with the adjacent property owner since the December hearing.

Mr. Seghetti, in response to the public comment, identified details for a binding cross access agreement that are unknown at this time. Mr. Seghetti summarized the proposal and addressed each finding of fact.

Chairperson Wiesehan closed the public hearing at 2:28 PM

Discussion was held on possible steps to create a TIF district that may include the subject property. It was made clear a TIF is not part of the case deliberation.

Motion:

Commissioner Unes made a motion to DENY as presented; seconded by Commissioner Ghareeb:

The motion FAILED by roll call vote 3 to 3.

Yeas: Wiesehan, Ghareeb and Unes – 3

Nays: Grantham, Heard, and Martin – 3

Motion:

Commissioner Heard made a motion to APPROVE with the added condition to prohibit south bound left turn movement out of the University Street driveway; seconded by Commissioner Martin:

The motion was APPROVED by roll call vote 6 to 0.

Yeas: Wiesehan, Ghareeb Grantham, Heard, Martin and Unes - 6

Nays: – 0