

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

A meeting of the Planning & Zoning Commission was held on Thursday, January 7, 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: Ed Barry, George Ghareeb, Branden Martin, Robin Grantham, Richard Unes*, Eric Heard and Mike Wiesehan – 7.

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

*Due to technical difficulties, Commissioner Unes was present but unable to communicate during roll call votes.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Martin moved to approve the minutes of the Planning & Zoning Commission meeting held on December 3, 2020; seconded by Commissioner Barry.

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

REGULAR BUSINESS

PZ 192-2020

Hold a Public Hearing and forward a recommendation to the City Council on the request of Justin Barnes of Club Carwash Operating LLC, on behalf of Joseph Real Properties LLC, to obtain a Special Use in a Class C 1 (General Commercial) District, for a Vehicle Wash for the property located at 1217 W Glen Avenue and 4926 N University Street (Parcel Identification Numbers 14 20 251 024 and 14 20 251 010), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 192-2020 into the record. Ms. Weick provided a summary and the Development Review Board analysis and recommendation as outlined in the memo. Ms. Weick clarified location of proposed signage.

Discussion was held regarding concerns for potential traffic impact.

Representative of the petitioner, Eric Kirchner, presented the request, noting entrances on University would be reduced from four to one, explaining Glen entrance is existing, and highlighting the number of stacking spaces and timing of one wash cycle.

Chairperson Wiesehan opened the public hearing at approximately 1:30 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:30 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:32 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve the Special Use as presented; seconded by Commissioner Grantham:

The motion was APPROVED by roll call vote 4 to 2.

Yeas: Barry, Grantham, Martin, and Heard – 4
Nays: Wiesehan and Ghareeb – 2

PZ 197-2020

Hold a Public Hearing and forward a recommendation to City Council on the request of Robert C. Hall, on behalf of Robert Fitzsimmons of NuMed East Peoria, LLC, to obtain a Special Use in a Class C 1 (General Commercial) District for a Recreational Cannabis Dispensary, for the property located at 5001 N University Street (Parcel Identification No. 14 20 179 039), Peoria, IL (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 197-2020 into the record. Ms. Allison provided a summary and the Development Review Board analysis and recommendation as outlined in the memo.

Representatives of the Petitioner, Bob Hall and Laura Jaramillo, gave a summary of the request and a brief background of the business.

Chairperson Wiesehan opened the public hearing at approximately 2:04 PM. A letter from a concerned citizen, objecting to the proposed special use due to proximity to existing cannabis dispensary at 2301 W Glen Ave, was read into the record.

There being no further testimony, Chairperson Wiesehan closed the public hearing at 2:05 pm.

Commissioner Ghareeb read the Findings of Fact at approximately 2:05 PM.

Motion:

Commissioner Ghareeb made a motion to approve the Special Use including waivers as discussed and the condition to add six bicycle parking spaces; seconded by Commissioner Barry:

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

Yeas: Barry, Ghareeb, Grantham, Martin, Heard and Wiesehan – 6

Nays: None – 0

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

NEW BUSINESS

Commissioners and City Staff discussed means to assess the traffic impact of development requests made before the Planning and Zoning Commission.

ADJOURNMENT

Commissioner Heard made a motion to adjourn; seconded by Commissioner Ghareeb at approximately 2:25 PM. This motion was unanimously approved by viva voce vote.



Cynthia Fulford, Development Technician