

**: 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.

**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