

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

A meeting of the Planning & Zoning Commission was held on Thursday, November 7, 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: George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, and Mike Wiesehan – 5. Commissioners absent: Ed Barry and Richard Unes - 2.

City Staff Present: Josh Naven, Kim Smith, Kerilyn Weick, and Leah Allison

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on October 3, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS **CASE NO. PZ 19-28**

Hold a Public Hearing and forward a recommendation to City Council on the request of Gene Lear, on behalf of St. Paul Baptist Church, to amend an existing Special Use Ordinance No. 14,289 as amended, in a Class R-4 (Single Family Residential) District and Class R-2 (Single Family Residential) District to add a wall sign and light standard signs for the property located at 114 W. Forrest Hill Ave. (Parcel Identification No. 14-33-132-018), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-28 into the record and provided a summary of the proposed special use amendment.

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

1. Update signs and painted access aisle for the accessible parking spaces at the east entrance to the building. At least 8 accessible parking spaces must be provided in accordance with the Unified Development Code Section 8.1.5.E.
2. Remove painted handicap symbol from three parking spaces at the west entrance which do not meet accessible design standards.
3. Add at least one accessible parking space near the southern entrance to the building.

Gene Lear, representing the Petitioner, concurred with the recommendation from Staff.

Chairperson Wiesehan opened the Public Hearing at 1:13 p.m.

James Wilhelm, a concerned citizen, requested to see the proposed wall sign and expressed concern for light directed toward his house.

Gene Lear explained that the sign will face west, not north. It will be lit, but will not flash.

There being no further public testimony, the public hearing was closed at 1:15 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5

Nays: None

CASE NO. PZ 19-29

Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for Local Sign Regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-29 into the record and provided a summary of the proposed special use amendment. Ms. Weick noted that a revised site plan has been distributed to the Commissioners removing one freestanding sign (No. 7 on the original site plan) and clarifying that sign no. 8 is not located within the traffic aisle.

The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:

1. Amend local sign plan to allow two digital style signs as shown in the sign package as Sign #4 and Sign #5. One is a wall sign, one is a canopy sign. Size of sign area may not exceed standards in the Unified Development Code.
2. Amend local sign plan to add one freestanding sign, as shown in sign package as Sign #8. Said sign must match design and dimensions of existing multi-tenant freestanding sign along Sheridan Road.
3. If any of the signs will have any part on the ROW (including footings) or overhang the ROW, a Revocable ROW permit will be required.
4. Waiver of size of sign area for Sign #8 such that Sign #8 matches the dimensions of the existing 25 ft tall, 155 sq. ft. multi-tenant sign along Sheridan Road.
5. Waiver from the setback encroachment agreement for one freestanding sign, Sign #8. Location of Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.

Discussion was held regarding determination if a sign encroaches into the public right-of-way.

Diana Bubenik of Prairie Signs, representing the Petitioner, confirmed that the new signs would not encroach into the public right-of-way. She explained the reason for additional signs.

Chairperson Wiesehan opened the Public Hearing at 1:38 p.m. There being no public testimony, the public hearing was closed at 1:38 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve, excluding sign no. 7; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5

Nays: None

CASE NO. PZ 19-30

Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for Contractor Storage (Indoor/Outdoor), for the property located at 7327 Galena Road (Part of Parcel Identification No. 14-10-176-020), Peoria, IL (Council District 3)