

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, May 7, 2020, at 1:00 p.m., via Remote Video Conference, 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, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on April 2, 2020; seconded by Commissioner Martin.

The motion was approved viva voce vote 7 to 0.

REGULAR BUSINESS

PZ 20-8

Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to rezone property from the current Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at 4241 N Boulevard Avenue (Parcel Identification No. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

The Petitioner has requested a deferral to the July 2, 2020 meeting.

Motion:

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 7

Nays: None – 0



PZ 20-9

Public Hearing on the request of Brandon Dean of Dean Custom Builders, Inc, for approval of a Preliminary Plat for Thornewood Estates Subdivision, in a Class R-3 (Single Family Residential) District, generally located at the southeast corner of Wilhelm Road and the Rock Island Trail, (Parcel Identification No. 08-25-400-002). The petitioner is proposing 8 single family residential lots on 9.618 acres. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-9 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. Ms. Allison concluded with the recommendation from the Development Review Board to approve the preliminary plat with the following waiver and condition:

1. Waiver to allow cul-de-sac length greater than 400 feet.
2. Street name of cul-de-sac must be N. Hunters Trail Court to align with existing street.

Brandon Dean, Petitioner, explained the reason for the street name waiver. He noted that this subdivision is not related to Hunters Trail and therefore requested a different street name.

Chairperson Wiesehan opened the public hearing at approximately 1:11 PM. There being no public testimony, the public hearing was closed at approximately 1:11 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:12 PM.

Motion:

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 7

Nays: None – 0

PZ 20-10

Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Dumyahn, of Mastec Network Solutions, LLC to amend an existing Special Use Ordinance No. 14,832, as amended, in a Class R-7 (Multi-Family Residential) District for a wireless communication tower height extension for the property located at 1601 W Gift Avenue (Parcel Identification No.14-32-153-022), Peoria, IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-10 into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the special use subject to the following condition:

1. Provide solid screening for the street facing façade of the fenced equipment facility.

Bernard Dumyahn, Petitioner, provided additional information on the reason for the modifications to the tower. He did not object to providing a solid screen for the front façade of the equipment facility.

Chairperson Wiesehan opened the public hearing at approximately 1:21 PM. There being no public testimony, the public hearing was closed at approximately 1:21 pm.

Commissioner Ghareeb read the Findings of Fact at approximately 1:21 PM.

Motion:

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7

Nays: None – 0