

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

A virtual meeting of the Planning & Zoning Commission was held on Friday, March 4, 2022, at 8:30 AM with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Eric Heard, Branden Martin, Edward Barry, Robin Grantham, Richard Unes and Mike Wiesehan – 7. Absent: None – 0.

City Staff Present: Leah Allison, Joe Dulin, Julia Hertaus, Blake Eggleston and Irina Riggenschach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Irina Riggenschach.

REGULAR BUSINESS

Chairperson Wiesehan abstained from this case; Chairperson Pro Tem Ghareeb led the discussion.

PZ 745-2022

Hold a Public Hearing on the request of Rick Ellis of Cook Portable Warehouses to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for Manufactured/Modular Building Sales for the property located at 1501 W Pioneer Parkway (Parcel Identification No. 14-05-353-007), Peoria, IL (Council District 5).

Assistant Director Community Development, Leah Allison, read the case into the record and summarized the request.

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

1. Provide a scaled site plan with striping for parking spaces at least 8½ feet in width and at least 18½ feet in length. Handicap parking space must be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length.
2. Install the R 7/8 and \$350 fine identification signs for the handicap parking.
3. Provide for one bicycle parking space.
4. Compliance with performance standards:
 - a. Buildings displayed for sale cannot exceed 150 sq. ft. in size
 - b. On-site staff is required during standard business hours

Commissioner Unes questioned the location of the driveway.

Assistant Director Community Development Allison clarified the location of the driveway and the updates to the property not included in the areal photo.

Chairperson Pro Tem Ghareeb stated he would have liked to see a reasonable site plan come before the Commission.

Assistant Director Community Development Allison expressed understanding of his concerns but stated that the site already has an existing parking lot shown on the submitted site plan.

Commissioner Heard stated the applicant has come before the commissioner before and they will have to submit everything for the appropriate permits, the City can make sure everything is compliant with the code then.

Applicant, Rick Ellis, stated he will submit scaled site plan for landscaping and make sure all the conditions are met and will comply with all requirements. Mr. Ellis thought the submitted site plan would show the commission everything they would need to see but is willing to resubmit a scaled site plan with landscaping.

Chairperson Pro Tem Ghareeb asked Mr. Ellis if he talked with either of his neighbors about this request.

Rick Ellis stated he spoke with one who had no objections, the other neighbor was not present when he was in town.

Chairperson Pro Tem Ghareeb opened the public hearing at 8:43 AM.

Mike Wiesehan, 2819 N Kingston Dr., property owner and neighbor to the east, explained who uses the parking lot and how people cut through where the trucks go in and out. Mr. Wiesehan has talked to the Pool Supply neighbors and they have no objections. Additionally, this case has been going on for quite some time, there were site plans submitted initially. Mr. Ellis has showed pictures of other buildings on other sites, everything looks very nice.

There being no further public testimony, Chairperson Pro Tem Ghareeb closed the Public Hearing 8:48 AM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Barry.

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

Yes: Heard, Barry, Martin, Ghareeb, Grantham, Unes - 6

Nay: None

Abstention: Wiesehan - 1

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

Community Development Director Dulin clarified the upcoming meeting statuses, stating it will depend on the Governor's proclamation later this week. Director Dulin appreciates the commissions flexibility to schedule these special meetings.

Chairperson Pro Tem Ghareeb stated he has no objection to attend special meetings, the commission is accommodating. Chairperson Pro Tem Ghareeb asked if the petitioners can submit more detailed site plans in the future so the commission can fully comprehend the request.

Community Development Director Dulin stated the City completely understand will adjust in the future.

ADJOURNMENT

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 9:05 AM.

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



Irina Riggenbach, Associate Grants Coordinator