

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 4, 2020, at 1:00 p.m., via remote video with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Branden Martin, Eric Heard, and Mike Wiesehan – 6. Commissioner absent: Richard Unes - 1.

City Staff Present: Leah Allison, Cynthia Fulford, Kimberly Smith, and Kerilyn Weick.

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 May 7, 2020; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS**CASE NO. PZ 20-12**

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to rezone property from a Class R-7 (Multi-Family Residential) District and Class R-3 (Single-Family Residential) District all to Class R-7 (Multi-Family Residential); and to amend an existing Special Use Ordinance No. 13,392, as amended, for an Assisted Living Facility, to allow for a building addition and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification No. 14-29-428-005), Peoria, Illinois. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 20-12 into the record and presented the request. Ms. Weick provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo. Ms. Weick clarified for the petitioner and commission that this request is to amend a previous special use which was granted for an assisted living facility. The size of the proposed building addition requires an amendment to the original approval, regardless if the new units are for independent living or assisted living.

The Development Review Board recommended approval of the rezoning and special use amendment with the following waiver and condition:

1. Waiver to increase the maximum allowed building height from 45 feet to 55 feet.
2. Condition: Front façade along Sheridan Road must be constructed of same material (and color) and architecture as the current Sheridan Road facing façade.

Michael Mahoney, petitioner, answered a question from Chairman Wiesehan regarding the history of the portion of the property with the rezoning request.

Chuck Fisher, representing the petitioner, provided a summary and explained the building amenities, design and access from Sheridan Road. Mr. Fischer explained the height waiver is needed to provide additional amenities to residents. The additional height blends with the heights of the existing building and will screen rooftop mechanical units. In response to Commissioner Ghareeb, Mr. Fisher confirmed the resident drive is two way and turning both directions is permitted on Sheridan. In response to Chairperson Wiesehan, Mr. Fisher agreed construction traffic will not need to use the Biltmore drive.

Chairperson Wiesehan opened the Public Hearing at 1:28 p.m. There being no public testimony, the public hearing was closed at 1:28 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve the request to rezone; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6
Nays: None

Commissioner Martin made a motion to approve the request to amend the special use as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6
Nays: None

CASE NO. PZ 20-13

Hold a Public Hearing and forward and recommendation to City Council on the request of Christopher J. Ober, of Black Band LLC, to obtain a Special Use in a Class WH (Warehouse) Form District for a Waiver of Wall Sign Lettering Size and Placement for the properties located at 1000 SW Adams Street (Parcel Identification Nos. 18-09-356-012 and 18-09-356-006) Peoria IL (Council District 1)

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 20-13 into the record and presented the request. Ms. Smith provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval of the sign placement and denial of the sign lettering size with a condition that a general right-of-way usage permit must be obtained for any work within the right-of-way.

Chris Ober, petitioner, directed technical questions to his representative Andrew Honegger.

Andrew Honegger, representing the petitioner, provided a summary and explained the sign design.

Chris Ober, clarified that the sign will not be lit as there is adequate street lighting.

Chairperson Wiesehan opened the Public Hearing at 1:49 p.m. There being no public testimony, the public hearing was closed at 1:49 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve the request for sign placement only, not including the sign letter size; seconded by Commissioner Grantham. After discussion, Commissioner Heard withdrew the motion which Commissioner Grantham concurred.

Commissioner Ghareeb made a motion to approve the request for sign placement and sign letter size as presented; seconded by Commissioner Martin:

The motion was APPROVED viva voce vote 5 to 1.
Yeas: Barry, Ghareeb, Heard, Martin, and Wiesehan – 5
Nays: Grantham - 1

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Heard made a motion to adjourn, seconded by Commissioner Grantham at approximately 1:49 p.m.

Leah Allison

Leah Allison, Senior Urban Planner