

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A special meeting of the Planning & Zoning Commission was held on Thursday, August 6, 2020, at 1:00 p.m., City Hall, 419 Fulton Street, Room 400 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, and Mike Wiesehan – 6. Absent: Eric Heard – 1.

City Staff Present: Leah Allison, Kerilyn Weick, Trina Bonds, and Cynthia Fulford.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Trina Bonds.

MINUTES

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

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

PZ 20-F

Hold a Public Hearing and forward a recommendation to City Council on the request of the Maria McCormick-Dinh to amend Appendix A, the Unified Development Code, Relating to Tattoo, Palmist, Psychic or Medium, or Massage Parlors.

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

Petitioner, Maria McCormick-Dinh, spoke in support of the proposed text amendment.

Motion:

Commissioner Unes made a motion to approve the Amendment as presented; seconded by Commissioner Martin:

The motion was APPROVED by viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Martin, Unes and Wiesehan – 6

Nays: None – 0



PZ 20-17

Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to obtain a Special Use in a Class C-1 (General Commercial) District for a Massage Parlor for the property located at 4241 N Boulevard Avenue (Parcel Identification Nos. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 20-17 into the record and presented the request. Ms. Weick provided a summary of the request and offered relevant background context.

The Development Review Board recommends denial of the Special Use.

Discussion was held around the recommendation for denial of the Special Use. Commissioners Wiesehan, Ghareeb, and Unes expressed disagreement with some of the findings of the Development Review Board. Commissioners Martin and Grantham expressed the operation of the business should be reviewed per the bodyworks establishment business license

Chairperson Wiesehan opened the public hearing at approximately 1:25 PM.

Maria McCormick Dinh, Petitioner, provided additional information on the operation of the business. She clarified that she was the property owner and the tenant was operating for about a year and a half prior to closing in January 2020 and the face of the freestanding sign was taken down.

Discussion was held regarding landlord and tenant responsibilities.

Chairperson Wiesehan, reiterated that it is the landlord's responsibility to be sure that the tenant will comply with regulations.

The public hearing was closed at approximately 1:30 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:45 PM.

Motion:

Commissioner Ghareeb made a motion to approve the Special Use including waivers.

Ms. Weick summarized the request for waivers from development requirements as identified in the case packet and that the Development Review Board would recommend a conditions to install parking lot perimeter landscaping and to remove the freestanding sign, including posts.

Discussion was held that the recommendation for approval includes the waivers in the case packet as was summarized by Ms. Weick, plus a waiver from parking lot perimeter landscaping. The discussion included adding a condition to remove the rest of the freestanding sign.

Waivers:

1. Waiver from the 20 ft front yard parking setback on Lake Ave. and N Boulevard Ave.
2. Waiver from requirement to install sidewalk along property frontage on E Lake Avenue and N Boulevard Avenue.
3. Waiver to allow existing conditions for the driveway apron on N Boulevard Avenue.
4. Waiver from front yard landscaping requirement.
5. Waiver from parking lot perimeter landscaping requirement

Conditions:

1. Remove the freestanding sign, which is in the sight triangle at the northeast corner of the property. Any replacement sign must comply with standards of the Unified Development Code, Section 8.3 Signs.

Motion:

Commissioner Ghareeb made a motion to approve the Special Use including waivers as discussed and the condition to remove the freestanding sign; seconded by Commissioner Unes:

The motion was APPROVED by viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Martin, Unes and Wiesehan – 6
Nays: None – 0

OLD 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)

Motion:

Commissioner Martin made a motion to withdraw original request; seconded by Commissioner Barry:

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

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn; seconded by Commissioner Martin at approximately 1:50 PM.



Cynthia Fulford, Development Technician