

Chairperson Wiesehan opened the Public Hearing at 1:09 p.m.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:10 p.m.

Commissioner Misselhorn read the Findings of Fact for a Special Use.

Motion:

Commissioner Heard made a motion to APPROVE the request including Staff's conditions; seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, and Wiesehan – 6.

Nays: None.

CASE NO. PZ 18-04

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Multi-Story Mini-Storage Uses.

Commissioner Ghareeb noted he would be abstaining from this case due to its relation to Case PZ 18-05.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-04 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 1:14 p.m.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:15 p.m.

Motion:

Commissioner Barry made a motion to APPROVE the request; seconded, by Commissioner Anderson.

The motion was APPROVED viva voce vote 5 to 0, 1 Abstention.

Yeas: Anderson, Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

Abstain: Ghareeb – 1.

CASE NO. PZ 18-05

Hold a Public Hearing and forward a recommendation to City Council on the request of Jason Heinekamp of Terra Engineering, Ltd. for Carlos Vizcarra of Amerco Real Estate Company, to obtain a Special Use in a Class C-1 (General Commercial) District for a Multi-Story Mini-Storage and Vehicle Rental Facility for the property identified as Parcel Identification Nos. 14-19-477-007 & -019, with an address of 4400 N Brandywine Drive, Peoria IL (Council District 4)

Commissioner Ghareeb noted he would be abstaining from this case due to a business relationship.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-05 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

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

Conditions:

1. The following use standards shall apply:
 - a. No electrical power supply shall be accessible to the renter/lessee of the storage unit with the exception of lighting fixtures and climate controls.

- b. The following activities shall be prohibited on the premises:
 - 1) Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Illinois regulations.
 - 2) Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - 3) Operation of a transfer-and-storage business.
 - 4) Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.
 - 5) Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
 - 6) Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials.
 - 7) Habitation of storage units by humans or animals.
 - c. All warehouse storage on the property shall be in a minimum two-story, single-enclosed building. All storage units shall be accessed internally. External doors to individual units shall not be permitted. One consolidated loading area is permitted to the rear or side of the building.
 - d. The storage of boats, RV's or other similar vehicles may be permitted in accordance with 8.4, Outdoor Storage and Display.
2. The existing roof sign shall be removed.
 3. A signage plan shall be submitted and reviewed administratively and shall adhere to current regulations.
 4. A photometric plan shall be submitted and reviewed administratively and shall adhere to current regulations.
 5. A code compliant transitional buffer yard shall be implemented on the site (Plan Northwest, parking area adjacent to residential zoning) if the adjacent landscaping is removed by the adjoining landowners.
 6. A code compliant transitional buffer yard shall be implemented on the site (Plan East, currently zoned P1 Parking District) if ever developed as a parking lot expansion.
 7. Parking Lot islands and landscaping must be installed per landscaping code requirements. The overall parking lot shall adhere to current surfacing requirements.
 8. All required front yard landscaping shall be planted in the required 20-foot front yard along Brandywine Dr.
 9. Documentation shall be provided with respect to the type of uses to be allowed in the parking lot at the rear of the property adjacent to the residentially zoned property. The existing site plan shows disabled parking and striped loading areas which may allow non-compatible activities (e.g. unloading of trucks, idling vehicles, opening/closing of trailer doors). Additional conditions may be added to any building permit application to reduce this possible nuisance.
 10. Documentation shall be provided during the building permit process in order to calculate if there is any required overparking fee.
 11. Bike Parking shall be provided on the site as required. 301 parking spaces requires 8 bicycle spaces.
 12. All required DRB improvements shall be installed on the subject property.

Aaron Freeman, U-Haul Representative, reviewed the request. In response to Commissioner Misselhorn's inquiry on façade changes, Mr. Freeman noted that he was unaware of any changes at this time.

In response to Commissioner Misselhorn's inquiry on zoning district requirements, Mr. Naven noted that the C-1 (General Commercial) District only has bulk building envelope standards and no fenestration requirements. Mr. Naven also noted that any changes would have to adhere to current building codes.

Mr. Freeman noted in response to the conversation that anything changing on the site and on the façade of the building will be in good taste with the community.

In response to Commissioner Misselhorn's inquiry about the proposed operation, Mr. Freeman noted the site plan and commented on the loading and unloading procedures. Mr. Freeman commented that the applicant is agreeable to Staff's conditions and that U-Haul does not allow contractor operations from the facility.

In response to Chairperson Wiesehan's question regarding hours of operation, Mr. Freeman noted standard hours are from 7 a.m. to 7 p.m.

Chairperson Wiesehan opened the Public Hearing at 1:29 p.m.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:30 p.m.

Motion:

Commissioner Misselhorn made a motion to APPROVE the request including Staff's conditions; seconded, by Commissioner Anderson.

The motion was APPROVED viva voce vote 5 to 0, 1 Abstention.

Yeas: Anderson, Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

Abstain: Ghareeb – 1.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

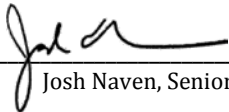
It was determined there was no interest from citizens to address the Planning & Zoning Commission at 1:31 p.m.

ADJOURNMENT

Commissioner Heard moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Anderson.

The motion to adjourn was approved viva voce vote 6 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 1:32 p.m.



Josh Naven, Senior Urban Planner