

Village of Peoria Heights Zoning Board of Appeals Meeting Minutes from March 19th, 2018

The meeting was called to order at 5:32 PM

Sarah DeVore called roll call. Upon roll call the following members were present: Rick Picl, Sarah DeVore, Craig Masters, Elizabeth Kazzam, Tessie Bucklar, Dan Maloof, Mike Woo.

Approval of Minutes from February 19th, 2018 were not approved as they were not available for the board to review.

New Business:

The first item on the agenda was; Discussion and recommendation regarding a site plan review for a remodel and expansion of a commercial property located at 3717 N. Prospect Rd.

Dan Olson, with Watermark, gave an overview of what the plans were for the current McDonalds Building. They want to update the building to appear similar to the other McDonald's in the country. The plan is to change the roof, expand the building in the front, play area would be moved inside, and shifting some of the parking lot to accommodate the expansion. The flow of traffic and the drive thru will remain the same other than the menu signs will be converted to digital displays.

Craig suggests to put a sign in the back alley way to help with some of the current congestion. Craig also asked what the updated landscaping would include, Dan told the board that it would just be to fix the areas they would disrupt during construction.

Rick asked if the board had any more questions; none were asked. Craig made a motion to approve, Mike woo seconded the motion. All members in attendance voted in favor.

The second item on the agends was; Discussion of and recommendation regarding a special use request for an on premise digital sign.

Brian Alwan, partnered with SS Signs wants to hang a digital sign on the Alwan's Meat Market Building. It would be mounted to the front façade and would be approximately 5x15 ft.

Brian explains to the board that he doesn't want a stand-alone sign because it is too close to the road. The sign they want to install is a multicolor sign with diming capabilities that will face East. His vision is the eventually mount foggers behind it so they can simulate the appearance of a grill from 11AM-1PM while the grill is open. The sign will operate 24 hours a day.

Tessie Bucklar asks why the sign isn't being centered, Brian responds that it has the best visibility being closer to the edge of the building. The board asks why Brian is against a stand-alone sign? He tells us that the easement can cause issues. Rick Picl wants to confirm that they will use static and semi static images on the sign. Brian confirms change can occur once every. 10 seconds per the ordinance.

Rick asks if the board if they have any questions. Craig Masters wants to ensure the PHPD to check the sign once it is installed to make sure it's not distracting to the drivers. The board reviews the Findings of Fac and Recommendations- Special Use/ Site Plans. Craig Masters made the motion to approve with the conditions that the PHPD would follow up to make sure the sign is not distracting, and Sarah DeVore seconded the motion. All board members in attendance voted in favor.

The third item on the agenda was; Discussion of and recommendation regarding a proposed ordinance amending the Zoning Code to define firearms related uses, allow the establishment of firearms related uses as a special use in the I1 Industrial District and impose various restrictions on the operation and transfer of firearms related uses established as a special use.

The board was asked if they have any questions to the proposed amendment, there is nothing in the current code allowing or denying them. Said facilities would only be allowed in the I1 Industrial Zone. Craig Masters makes a motion to approve the proposed ordinance changes and amendments, Mike Woo seconded the motion.

Lastly on the agenda, Discussion of and recommendation regarding a proposed ordinance allowing the establishment of a firearms related use as a special use on property located at 1405 E. Lake Ave.

Dan Dolan is the business owner, he currently runs his business out of his home. He sells, reviews, & transfers firearms. The proposed building is 4200 sq. ft. He would have firearms for sale and would be shipping firearms. He plans to put in security cameras, only allow patrons by appointment only.

Dan Maloof asks if he plans to have a shooting range. Dan Dolan says when he is testing firearms currently he is only using blanks for ammunition. However, he would like to have a private range. Dan Maloof also asks if he will be assembling firearms? Dan Dolan confirms, yes he will be. Craig Masters asks if the business plans to reload ammunition? Dan Dolan, tells the board he will not be doing that as its too much of a liability. Dan Dolan will be selling ammunition, he still has a full time job. He plans to be open mainly nights and weekends, will possibly have some hours during the day. He is currently only hiring first responders. Rick Picl asks if he is signing a lease. Dan Dolan, yes a one year term lease. Dan plans to start small and remain financially conservative. Tessie Bucklar, expresses concerns about how this business could affect future developments in this area. Elizabeth Khazzam asks why he doesn't want to keep his business at his residence. Dan Dolan expresses concern about his family, and the possibility of theft.

The board reviews the Findings of Fact and recommendation- special use/site plan. Craig Masters makes a motion to approve; with the conditions that Dan uses no signage other than his business logo, he does not reload ammunition, and that he only allows patrons by appointment only. Elizabeth Khazzam seconds the motion.

At 6:37 PM Sarah DeVore makes a motion to adjourn Tessie Bucklar seconds the motion