

Denise Moore, a concerned citizen, expressed support for the proposed use.

Roger Sparks, a concerned citizen, spoke about the handicap accessibility requirements.

Robin Gathers, a concerned citizen, expressed the need for more green space and less concrete to be aesthetically pleasing.

Chairperson Wiesehan closed the public hearing at 1:55 p.m.

Discussion on the Findings of Fact for the rezoning was held.

Motion:

Commissioner Heard made a motion to approve the proposed rezoning, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

Discussion on the Findings of Fact for the special use was held.

Motion:

Commissioner Heard made a motion to approve the proposed special use as presented, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.



CASE NO. PZ 19-15

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E Leiter on behalf of New Junction Ventures, LLC to amend an existing Special Use Ordinance No. 14,063, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two commercial buildings for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (including 5726 & 5728 N Knoxville Avenue, and 5713 – 5805 N Humboldt Avenue, with Parcel Identification Nos. 14-16-452-008, 14-16-452-009, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, 14-16-452-042, and 14-16-452-043), Peoria, IL (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-15 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Install required signage for handicap accessible parking spaces.
- 2) Repair parking lot potholes located in the driveway from Humboldt Ave and in front of the Unity Point.
- 3) Provide a landscape plan for review prior to issuance of a building permit.
- 4) Provide an exterior lighting plan prior to issuance of a building permit.
- 5) Provide bicycle parking accommodations for at least 8 bicycles.
- 6) Right-in-only entrance on Prospect is allowed by PW contingent on approval by IDOT.
- 7) Waiver to reduce the required building front yard setback from 20 feet to 5 feet and 6.8 feet from the property line along Knoxville Ave for the two proposed buildings as noted on the site plan. (Sec. 4.3.6)

Tom Leiter, representing the petitioner, provided a summary of the proposed development.

Steve Kerr, engineer for the petitioner, provided additional details regarding the site plan.

Chairperson Wiesehan opened the Public Hearing at 2:26 p.m.

Roger Sparks, a concerned citizen, spoke about the lack of accessibility to public transportation.

Chairperson Wiesehan closed the public hearing at 2:30 p.m.
Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve the request as presented, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

CASE NO. PZ 19-16

Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Embra Patterson Jr of Kingdom Temple Outreach Ministries, to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for a building greater than 15,000 sq. ft. in size for the property located at 911 W Smith Street (including 905 - 909 W Smith Street, 915 – 923 W Smith Street, and 126 S Saratoga Street, with Parcel Identification Nos. 18-08-417-016, 18-08-417-017, 18-08-417-018, 18-08-417-019, 18-08-417-020, 18-08-417-021, 18-08-417-023, 18-08-417-024, 18-08-417-025, and 18-08-417-032), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-16 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Provide an exterior lighting plan for review prior to issuance of a building permit to ensure that lighting does not exceed 0.5 footcandles when measured at the lot lines and a minimum of 0.5 footcandles for the parking area.
- 2) Provide bicycle parking accommodations for at least 1 bicycle.
- 3) Provide screening (Per Section 8.2.9 of the Unified Development Code) for the residence at 918 W Hurlburt upon development of adjacent property.
- 4) Waivers for the following:
 - 1) Reduce the required building line length on Smith St from 80 % to 55% (Sec. 4.3.F.8.a).
 - 2) Reduce the distance of the existing driveway from the block corner from 75 feet to 60 feet. (Sec. 4.3.F.11.a)
 - 3) Reduce the rear yard setback from 25 feet to 23 feet. (Sec. 4.3.F.12)
 - 4) Allow for blank walls exceeding 20 feet (Sec 4.3.G.1.a)
 - 5) Reduce fenestration of windows and doors on the ground story façade from 40% to 19% of the Smith St façade and 9% of the Saratoga St façade. (Sec. 4.3.G.1.b)
 - 6) Allow functioning entry doors to be located more than 75 feet apart. (Sec 4.3.G.3)

Steve Kerr, petitioner, offered to answer any questions regarding the proposed development.

Bishop Patterson, representing Kingdom Temple, provided a summary of the development.

Chairperson Wiesehan opened the Public Hearing at 2:51 p.m.

Denise Moore, a concern citizen, spoke in support of the project.

Chairperson Wiesehan closed the public hearing at 2:55 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented, seconded by Commissioner Unes.