

Steve Kerr, representing New Junction Ventures, responded to Unes and said the development obtained a permit from IDOT to alter the existing entrance to a right in/right out entrance as indicated on the revised site plan. In reference to the project, Mr. Kerr said the general use and aesthetics would be similar to the existing shopping center. Mr. Kerr said he was present to answer questions.

Chairperson Wiesehan expressed concern for the delineation of the proposed drive lane. Wiesehan expressed concern the dumpsters and mechanical units were not in compliance with the screening requirements.

Chairperson Wiesehan opened the Public Hearing at 2:14p.m.

Roger Sparks, an interested citizen, shared Wiesehan's concern for the in-compliant dumpsters and mechanical units. Mr. Sparks's main concern was pedestrian and handicap accessibility within the Junction City shopping center.

Mr. Kerr said handicap accessibility was added at the new Knoxville Avenue entrance. Kerr recognized the need for handicap and pedestrian accessibility to the different buildings within Junction City.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:17p.m.

Motion:

Commissioner Heard made a motion to approve the request; seconded, by Commissioner Anderson.

Discussion:

Commissioner Viera was in support of the project. Viera also expressed concern for pedestrian connectivity in the shopping center.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

Commissioner Anderson announced her abstention from Case No. PZ 16-15 due to potential business conflict.

CASE NO. PZ 16-15

Hold a Public Hearing and forward a recommendation to City Council on the request of Christopher Oswald of Miller, Hall, & Triggs, LLC to rezone property from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property identified as Parcel Identification Nos. 14-19-177-016 and 14-19-177-017 with an address of 5040 N Big Hollow Road, and to amend existing Special Use Ordinance Nos. 13,045 as amended and 13,455 as amended in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add property and new commercial buildings for the property commonly known as Glen Hollow Shopping Center with an address of 5001 Big Hollow Road, Peoria, Illinois. The Shopping Center Special Use currently includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019, 14-19-177-020 (N War Memorial Drive), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N Big Hollow Road) (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-15 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following conditions and waivers:

1. Payment of the parking impact fee for the net increase of 35 parking spaces.
2. Revise the site plans for parcels 2, 3, and 4 to provide the required 20-foot front yard setback along War Memorial Dr, Big Hollow Road, and Glen Avenue.
3. Revise the site plan for parcels 2, 3, and 4 to add a pedestrian accessible route (PAR) between the public ROW and the building.

4. Relocate the freestanding sign on parcel 3 to meet the required setback of 10 feet from the property line.
5. Revise the landscape plan for parcels 2, 3, and 4 in compliance with the Zoning Ordinance, which provides trees plantings for new landscaping material in the front yards and parking lot.
6. Install a sidewalk along the frontage of Big Hollow Road of parcels 2 and 3, and Glen Avenue of parcel 4.
7. Revise the size and placement of proposed freestanding signs, in compliance with the Zoning Ordinance, to 70 sq. ft. in size and 25 feet in height with a minimum of 150 feet of lineal separation for signs located on the same lot.
8. Special event and/or sales located in the parking lot or private building sidewalk may occur provided that any tents or other temporary covered structures and any temporary signage shall comply with all Codes of the City of Peoria.
9. Waiver to allow banners on all light standards in the parking lot. Size of banners must comply with current zoning regulations.

Commissioner Unes expressed concern for Condition No. 6 due to the lack of sidewalk connectivity along Big Hollow Road. Unes said he preferred to have Steak 'N Shake provide sidewalk for complete connectivity on Big Hollow Road.

Chairperson Wiesehan said he preferred sidewalks on Big Hollow Road. Wiesehan supported approval with staff conditions. Wiesehan encouraged the utilization of the buildings as a shopping center. Wiesehan said the development needed pedestrian accessibility to reduce safety concerns.

Commissioner Viera supported Condition No. 6. Viera said the sidewalk provided an entrance for neighbors.

Commissioner Durand expressed concern the additional parking will increase the volume of water flowing south and impact the neighborhoods south of the property. Durand supported Condition No. 1.

Bob Hall, representing the petitioner, said he was present to answer questions and address concerns of the commission. Mr. Hall did not agree with Condition Nos. 1, 2, 4, 5, and 7. Mr. Hall said the revised plans complied with Condition No. 3. Mr. Hall agreed to Condition No. 6. Mr. Hall said the proposed signage on Parcel No. 4 was equivalent to the existing signage on the parcel. Mr. Hall said 70 square feet requirement was inadequate for the proposed development's signage.

Chairperson Wiesehan supported Staff's Condition No. 7. Wiesehan did not support the petitioner's request for additional signage. Wiesehan expressed concern with the petitioner's disagreement to comply with Condition No. 5. Wiesehan encouraged an aesthetically pleasing development.

Mr. Hall said the existing sign was not a part of the shopping center and was protected by contract and covenants. Mr. Hall said it would be difficult to change.

Commissioner Viera expressed concern that the shopping center expansion would not allow the new tenants to use the existing sign.

Commissioner Durand expressed concern for the petitioner's disagreement to Condition No. 1. Durand expressed concern with the erosion issues within the city. Durand supported Condition No. 1.

Mr. Hall referred to the additional real estate tax and tax revenues generated from the proposed development; he disagreed with Condition No. 1.

Chairperson Wiesehan opened the Public Hearing at 3:17p.m.

Roger Sparks, an interested citizen, expressed concern for water retention from the proposed development. Mr. Sparks expressed concern for pedestrian and handicap accessibility throughout the shopping center and for the lack of bus stops accessibility at the shopping center.

Bill Joseph, representing D. Joseph Construction, requested to approve the project without conditioning the proposed signage. Mr. Joseph said they were unable to control the existing multi-tenant sign without ownership of the buildings and properties.

In response to the Mr. Hall, Ms. Allison further explained the intent of staff conditions in reference to the points of discussion.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:26p.m.

Motion:

Commissioner Viera moved to approve the request with Condition Nos. 1, 3, 5, 6, 7, 8, 9, excluding the re-use of the existing sign (former Bob Evans) as proposed on Parcel No. 4; seconded, by Commissioner Durand.

Discussion:

Chairperson Wiesehan supported the inclusion of Condition No. 5 due to the environmental impact and beautification for the area.

Commissioner Unes was not in support of the motion.

Commissioner Heard agreed with the inclusion of Condition No. 1.

Commissioner Durand agreed with Commissioner Heard.

Commissioner Viera strongly recommended following staff recommendations on the items included in the motion. Viera supported the proposed development plan. Viera supported the landscaping requirement; which would increase storm water control, ground water cleanliness, clean air, and pollination.

Commissioner Durand supported the current code requirements. Durand expressed concern of granting exceptions with current and future requests.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 3 to 2.

Yeas: Durand, Heard, Viera – 3.

Nays: Wiesehan, Unes – 2.

Abstention: Anderson – 1.

Chairperson Wiesehan adjourned for a break at 3:38p.m. The meeting resumed at 3:44p.m.

CASE NO. PZ 16-16

Hold a Public Hearing and forward a recommendation to City Council on the request of Troy Hattermann of Illinois Central College to amend Ordinance No. 15,450 in a Class N-1 (Institutional) District for an Official Development Plan which includes Special Uses for Childcare Center serving the community as well as college personnel and students, Offices other than those serving the institution's personnel and students, Research, scientific, educational other than that conducted by the students, faculty of the institution designated in the Official Development Plan, and a Student Center, with a request to approve building renovations, a building addition, and parking lot expansion for the property identified as Parcel Identification No. 14-20-101-002 with an address of 5407 N University Street, Peoria, Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-16 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following condition:

- 1) Prior to constructing the future parking lot, a landscape plan, in compliance with the Zoning Ordinance, must be submitted for review and approval.
- 2) Landscaping to mitigate storm water run-off.