

Chairperson Wiesehan inquired if the front building addition would be mirrored on the south portion of the property in the future and recommended developing a comprehensive plan to indicate future building additions.

Mr. Fisher said the two proposed phases would take two years to complete; it was premature for long-term planning.

Commissioner Misselhorn complemented the temporary access for construction vehicles as outlined on the site plan.

In response to Commissioner Misselhorn inquiry of the proposed height matching the highest portion of the existing complex, Mr. Fisher said the proposed height was a carbon copy of the existing footprint. The intention of the height variance would allow the additions to match the ornamental detail of the existing buildings.

Chairperson Wiesehan opened the Public Hearing at 1:24p.m.

Susan Fralick, an interested citizen, said she appreciated the Buehler Home as neighbors. She expressed safety concerns from the construction vehicle traffic along Biltmore Avenue as that had posed issues during previous projects.

Chairperson Wiesehan referred to the site plan indicating the temporary access for construction vehicles and recommended the petitioner work with Public Works to post signage along Biltmore Avenue prohibiting construction vehicles to use the street for access to the subject property.

Mr. Fisher said the temporary access would be adequate for all construction workers for the proposed phases and referred to the designated parking for personnel on the site plan.

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

Commissioner Misselhorn read the Findings of Fact for Special Use.

Motion:

Commissioner Ghareeb made a motion to APPROVE the request including the requested waiver; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

CASE NO. PZ 17-42

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to rezone property from a Class P-R (Prospect Road) Form District to a Class C-N (Neighborhood Commercial) District, and remove property from the Prospect Road Form District Regulating Plan, for the property located at 3618 N Prospect Road, 3612 N Prospect Road, 1312 E War Memorial Drive, and 1320 E War Memorial Drive (Parcel Identification Numbers 14-27-401-001, 14-27-401-002, 14-27-401-003, 14-27-401-004, 14-27-401-005, & 14-27-401-006), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-42 into the record and presented the request. Ms. Techie 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.

In response to Chairperson Wiesehan's inquiries, Ms. Techie said the request was the result of a business owner's desire to install a digital sign; digital wall signs are not permitted in the Prospect Road Form District. Ms. Techie reached out to all the business owners in this area and all were in agreement to rezone to CN. The City initiated the request as CN zoning would allow the best future use for this area.

Commissioner Ghareeb questioned potential developments aside from the proposed sign. Commissioner Ghareeb questioned why the selected four parcels to be rezoned versus the whole street. Ms. Techie responded a continuation of CN zoning will be discussed in the future; however, properties to the east were currently residential structures and to proceed to rezone those properties to CN would create non-conforming uses.

Chairperson Wiesehan opened the Public Hearing at 1:39p.m.

Michael Hallar, an interested citizen and business owner of Academy of Screen Printing and Awards, said the digital sign would benefit his business and supported the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

Motion:

Commissioner Misselhorn made a motion to APPROVE the request to rezone the property; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

CASE NO. PZ 17-B

Hold Public Hearing and forward a recommendation to City Council on the request of Michael Freilinger of the Downtown Development Corporation of Peoria to amend Appendix A, the Unified Development Code, relating to the Warehouse Form District (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-B into the record and presented the request.

The Development Review Board recommended APPROVAL of the request to amend Appendix A, the Unified Development Code, relating to the Ground Story Height in the Warehouse Form District. Ms. Allison noted, based on staff's recommendation to not support Item Nos. 2 and 3, the petitioner has requested Item Nos. 2 and 3 to be withdrawn.

Chairperson Wiesehan requested the petitioner formally state his request.

Michael Freilinger, petitioner, respectfully requested to withdraw the amendment requests relating to Side Lot Setbacks and Garage and Parking in the Warehouse Form District.

Commissioner Ghareeb requested confirmation the amendment would adhere to ADA requirements; Ms. Allison confirmed the recommendation does not eliminate or alter what would be required of ADA accessibility.

In response to Commissioner Anderson's inquiry of applicability, Ms. Allison said the proposed amendment would apply to all buildings, existing and new construction.

In response to Commissioner Misselhorn's comment that the proposed change would not prohibit a development from raising the floor but does not require a specified height elevation, Ms. Allison noted there would be no regulation on finished floor elevation with the proposed text amendment.

Michael Freilinger, petitioner, thanked staff for the positive recommendation and requested the commission recommend approval. Mr. Freilinger said the purpose of the amendment would allow first floor residential in the Warehouse Form District, which would be prohibited otherwise.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:49p.m.