

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A rescheduled Zoning Commission Meeting was held on Thursday, March 6, 2014, at approximately 1:00 p.m., at City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Vice Chairperson Wiesehan presiding.

ROLL CALL

The following Zoning Commissioners were present: Commissioners Davis, Jacobsen, Misselhorn, and Wiesehan - 4; Absent: Hunziker, Shea, and Unes - 3.

City Staff Present: Shannon Techie and Polly Stainback

Chairperson Pro Tem Wiesehan explained the meeting procedures. Ms. Stainback administered the swearing-in for testimonies for those planning to speak.

MINUTES

Chairperson Pro Tem Wiesehan requested a motion for approval of the minutes of the last meeting.

Motion:

Commissioner Misselhorn moved to approve the minutes of the regularly scheduled Zoning Commission Meeting held on February 6, 2014, as printed; seconded by Commissioner Davis.

The motion was approved by viva voce vote.

Chairperson Pro Tem Wiesehan announced that Case No. ZC 14-02 was withdrawn.

CASE NO. ZC 14-01B

PUBLIC HEARING on the request of Richard D. Hawley, for North Side Church of the Nazarene, for a Special Use to add a pavilion to an existing church, in a Class R-6 (Multi-Family Residential) District, located at parcel identification numbers 18-03-156-002 through -005; and 18-03-156-012 through -014, commonly known as 1201, 1203 and 1211 NE Perry Avenue, 710 Voris Street, 1206, 1208, 1210 NE Glendale Avenue, Peoria, Illinois. (Council District 1)

Shannon Techie, Senior Urban Planner, City of Peoria, Community Development Department, presented details of the proposal for a Special Use to add a pavilion to the North Side Church of the Nazarene. She indicated that the pavilion is proposed to be used for church activities, as well as being made available for neighborhood use, as appropriate. She reported the Site Plan Review Board Recommendation was for approval of the request, subject to conditions, including the condition to screen an existing dumpster.

Richard Hawley, Petitioner, for North Side Church of the Nazarene, indicated the documents he presented to the Commission were better drawings than those turned in with his application. . He indicated that having the dumpster unscreened allowed it to be used by the neighborhood to prevent trash from being scattered throughout the neighborhood. He mentioned the pavilion

would be used for church picnics and would be made available to the public, and precautions would be taken to keep gangs from meeting there.

Karrie Alms, Peoria Citizen, representing North Valley Alliance, presented a document from the North Valley Alliance Members, who requested denial of the request. She commented on the dumpster issue that more often dumpsters in alleys have overflow and also noted that there are other locations in the neighborhood with screened dumpsters. She said the church had been a good neighbor, providing a positive influence in the neighborhood and requested working with the applicant to find a mutually beneficial solution to their concerns, e.g., undesirable activities after church hours and insufficient parking. She pointed out that if people congregate there, it would infringe on the residents' quality of life.

Rogean Davis, Peoria Citizen and nearby neighbor, indicated she lived near three lots owned by the church and indicated her concern regarding possible noise being a problem for her sleep.

Petitioner Hawley responded to Commissioners' concerns. He indicated that if congregating would become an issue, they would install a motion sensor and work to solve the problem. He said it is their intent to uphold the Zoning Ordinance, be a good neighbor, and work out all issues

Commissioner Davis administered the Findings of Fact worksheet.

Commissioner Misselhorn stated he hoped the issues could be worked out among neighbors. He stated he would be voting against the proposal because he felt the Commission should remain consistent with previous approvals, which required dumpsters to be screened.

Motion:

Commissioner Davis moved to approve Case No. ZC 14-01B, subject to all conditions, except the dumpster enclosure. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote by 2 to 2, with the following votes:
Yeas: Commissioners Davis and Wiesehan;
Nays: Commissioners Misselhorn and Jacobson.

Chairperson Pro Tem Wiesehan announced that due to a tie vote, the motion died and, as a result, no recommendation would go forward from the Zoning Commission.

CASE NO. ZC 14-02

PUBLIC HEARING on the request of Robert C. Hall, of Miller, Hall and Triggs LLC, for Nancy Hayes, of Whitney Veterinary Hospital, to rezone property from a Class R-2 (Single-Family Residential) District, to a Class O-1 (Arterial Office) District, located at [part of] parcel identification number 14-17-281-002, commonly known as [part of] 6115 N Sheridan, Peoria, Illinois. (Council District 4)

Chairperson Pro Tem Wiesehan again announced that Case No. ZC 14-02 was withdrawn.

CASE NO. ZC 14-03B

PUBLIC HEARING on the request of Joe Gilfillan of Cusack, Gilfillan, and O'Day, LLC for Bob Fredericks of Squire Development Co. to amend an existing Special Exception, Ordinance

10,427, with a Special Use for Elderly Housing in a Class R-3 (Single-Family Residential) District and a Class R-1 (Single-Family Residential) District for the property located at 6414 N Mount Hawley Road (Parcel Identification Numbers 14-16-129-014 & 14-16-177-001), Peoria, Illinois.(Council District 3)

Shannon Techie, Senior Urban Planner, City of Peoria, Community Development Department, presented details of the proposal to amend an existing Special Exception, with a Special Use for Elderly Housing. She reported the Site Plan Review Board recommended approval of the request, waivers, and subject to conditions.

Joe Gilfillan of Cusack, Gilfillan, and O'Day, LLC for Bob Fredericks of Squire Development Co., spoke regarding details of the proposal. He stated the proposal was compatible with the neighborhood and requested approval to allow elderly housing, subject to all the proposed conditions.

Peter Barclay, representing High Point Neighborhood Association, stated there had been concerned about how the property would be used, ever since it become vacant; and the Neighborhood Association Board agreed this solution would be a good solution.

Tracy Lovestrand, nearby homeowner, commented on the lack of information regarding the proposal and concerns regarding traffic and accidents caused by the speed of emergency vehicles.

Chairperson Pro Tem explained it was the Commission's duty to make sure the property fits with the Ordinance. He pointed out there had been no opposition from the neighborhood.

Mary Jo Lehnhausen Pinto, representing Hawley Hills Homeowners Association, asked questions regarding the proposal.

Petitioner Gilfillan indicated he and the developer would be available for questions before the proposal is reviewed by City Council.

Motion:

Commissioner Davis moved to approve Case No. ZC 14-03B, with requested waivers and subject to conditions. The motion was seconded by Commissioner Jacobsen.

The motion was approved unanimously by viva voce vote 4 to 0.

CASE NO. ZC 14-04B

PUBLIC HEARING on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance No. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for building expansions to existing townhouses, nursing center, dining area and independent living area, a parking lot expansion and carport modifications, for the property located at 3415 N. Sheridan Road (Parcel Identification Numbers 14-29-428-002 & 14-29-428-004), Peoria, Illinois. (Council District 2)

Shannon Techie, Senior Urban Planner, City of Peoria, Community Development Department, outlined the proposal to amend an existing Special Use for a retirement and nursing home. She

reported the Site Plan Review Board recommended approval of the request, waivers, and subject to conditions.

Charles L. Fischer of Architectural Research & Design, P.C., distributed new drawings to include an elevated walkway to the Commissioners. He indicated there were several little things to be addressed inside the building; and within a couple of years, multiple tasks to get them closer to compliance. He requested that landscaping requirements not be applied to existing areas and was in agreement to landscaping relative to the proposed parking lot expansions and improvements.

In responding to Commissioners' questions, he indicated he intended to address the damage on Biltmore. He stated the proposal would have minimum impact on the neighborhood.

Motion:

Commissioner Misselhorn moved to approve Case No. ZC 14-04B, with requested waivers and subject to conditions. The motion was seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 4 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

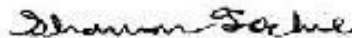
It was determined there were no citizens to address the Commission.

ADJOURNMENT

Commissioner Misselhorn motioned to adjourn the Zoning Commission Meeting; seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote.

The Zoning Commission Meeting adjourned at approximately 2:05 p.m.



Shannon Techie, Senior Urban Planner

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