

Kimberly Smith read one letter into the record that was opposed to the project due to parking and the façade.

Christine Kahl, representing South Side Office of Concern, stated that the project has not changed, and that they are requesting approval from the commission.

William Ordaz, 1525 NE Madison Avenue, states that there are no parking signs that disqualify their on-street parking spots from the required amount of parking spaces required. He also states that the building design is not aesthetically pleasing and that the 1<sup>st</sup> district currently has too much subsidized housing.

Joseph Bartley, 7128 N. Willowbend Pointe, representing Olde Towne Historic District, questioned who owned the property. Barley stated that the property has not been kept well, and that he has concerns that the back of the new property will face the street.

Christine Kahl, representing South Side Office of Concern, states that they have signatures from the owners on purchase contracts, and the South Side Office of Concern has 100% usage rights. Kahl also informs that the parking spaces exceed the amount needed, and that due to their target tenant, most spaces will not be used.

Caius Jennison, architect with Farnsworth Group, Inc., stated that the building would have a handsome exterior. The design with the main entrance to the parking lot was for the convenience of the users and would fit in with the character of the surrounding neighborhood.

Kimberly Smith stated that the parking signs are for snow routes and street sweeping. They do not interfere with the proposed on-street parking for the project.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

**MOTION:**

Commissioner Unes motioned for approval of staff recommendations; seconded by Commissioner Heard.

The motion passed by viva voce vote 4 to 1.  
Yeas: Misselhorn, Heard, Unes, Durand;  
Nays: Viera;  
Abstentions: Anderson

**CASE NO. PZ 14-29**

PUBLIC HEARING on the request of Kevin Beal of River City Construction, LLC for Peoria Park District to amend an existing Special Use, Ordinance No. 15,959, as amended, in a Class R-3 and R-4 (Single-Family Residential) District, for a public park to add a children's museum for the property located at 2218 N Prospect Road (Parcel Identification Numbers 14-34-183-002, 14-34-200-005, 14-34-332-015, & 14-34-401-001), Peoria, IL (Council District 3).

Stating for the record, Chairperson Pro Tem Misselhorn announced he would be abstaining from voting on this case due to a possible conflict of interest with his employer.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-29 into the record and presented details of the request to amend an existing Special Use to add a children's museum and noted that the requested condition to add disabled parking spaces had already been addressed and the number of disabled parking spaces on site meets Zoning Ordinance and ADA requirements. A children's museum requires a special use in the R-3 (Single-Family Residential) District.

The Site Plan Review Board recommends APPROVAL of the request.

Kevin Beal representing River City Construction, LLC, requested approval to change the building from office space to a public museum and thanked the commission.

Roger Sparks, Advocate for Disabled Rights, questioned the handicap spaces and asked if the new design would be accessible for the disabled.

There being no more testimony, Commissioner Unes closed the public hearing.

**Motion:**

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 5 to 0 with 1 abstention.

**CASE NO. PZ 14-31**

PUBLIC HEARING on the request of RP Homes, LLC to amend Ordinance No. 16,376, a Planned Unit Development Preliminary Plan in a Class R-3 (Single Family Residential) District to add one 12-unit apartment building and approve the Final plan of Villas At Grand Prairie Planned Unit Development Phase 5 for the property identified as Parcel Identification No 13-02-105-002 with a temporary address of 9018 N Scrimshaw Drive, Peoria, IL (Council District 5)

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 14-31 into the record, and presented details of the request to approve Phase 5 of this development, which includes three 12-unit apartment buildings (36 dwelling units) on 2.26 acres, which will complete the development of Scrimshaw Drive. The proposal also requests to amend the PUD to add one 12-unit apartment building at the northeast corner of Scrimshaw Drive. This proposal would increase the number of buildings from 10 to 11 along Scrimshaw Drive. In addition, the PUD area is being extended to include the vacated public right-of-way for the formerly proposed Pioneer Parkway. Allison states that this proposed amendment is an addendum to and not a complete replacement of the previously approved PUD plan.

She stated that Staff recommends approval of the request with the following conditions:

- 1) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.