

**CASE NO. PZ 14-16**

PUBLIC HEARING on the request of Dale Higdon for Paris Avenue Church of Christ of Peoria, to amend an existing Special Use for a Church, Ordinance 14, 483, as amended, to add the property at 1505 E Paris Avenue to the boundary of the Special Use and expand parking in a Class R-3 (Single-Family Residential District) for the property at 1435, 1505, & 1509 E Paris Avenue (PIN 14-27-402-004, -010, -011, -012, & -013), Peoria, IL. (Council District 3).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-16 into the record and presented details of the request to amend an existing Special Use to add the property at 1505 E Paris Avenue to the boundary of the Special Use and expand parking in a Class R-3 (Single-Family Residential District) for the property at 1435, 1505, & 1509 E Paris Avenue (PIN 14-27-402-004, -010, -011, -012, & -013), Peoria, IL. (Council District 3).

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

- 1) A waiver to allow 105 front yard landscape points and the existing landscaping in the required TBY area on the western boundary of PIN 14-27-402-004 and 1435 E. Paris Avenue.
- 2) A waiver to allow the existing building to remain at the current setback.
- 3) Disabled parking spaces must be signed with an R7-8 sign and an R7-101 \$350 fine plate.
- 4) All rooftop and ground level mechanical equipment must be fully screened per Zoning Ordinance requirements.
- 5) All refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 6) Exterior lighting shall not exceed three foot candles when measured at the property line.
- 7) Parking lot must be maintained with an evenly paved surface per Zoning Ordinance requirements.
- 8) Additional landscaping should be added to the eastern edge of 1509 E Paris Avenue, along the parking lot, to achieve a substantially solid, 6 foot tall visual barrier.

Dale Higdon representing Paris Avenue Church of Christ, explained that the Church has purchased the property at 1505 E. Paris Avenue and will be demolishing the house currently on the property. He indicated that the church is excited to have a walkway connecting the parking area to the church building. He stated that the church agrees with the stated conditions of approval.

William E. Kusnerik, neighboring resident, expressed his objection to the plans presented by Paris Avenue Church of Christ to expand parking. He provided a petitioner to stop the expansion of the parking lot, with signatures by fifteen neighboring residents. He indicated that the neighbors would rather see a playground, community garden, or use the benefits the neighborhood on the property at 1505 E Paris Avenue.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Misselhorn motioned for approval of staff recommendations with the additional condition that front yard landscaping meet Zoning Ordinance requirements; seconded by Commissioner Unes.

The motion was approved unanimously by viva voce vote 6 to 0.

 **CASE NO. PZ 14-17**

PUBLIC HEARING on the request of Derek Schruyer of Davis & Campbell, LLC for Hunzeker Properties LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for an Expansion of a Non-Conforming Building for the property identified as Parcel Identification Nos 14-05-151-003 and 14-05-151-002, with addresses of 1804 and 1812 W Chanute Road, Peoria, IL. (Council District 5).

Commissioner Unes announced he would be abstaining from voting on this case due to a possible conflict of interest with his employer. Commissioner Unes left the meeting.

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-17 into the record, presented details of the request for an expansion of a non-conforming building due to the rear yard setback. She also reported the waivers requested.

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.
- 2) All garbage dumpsters must be placed in a four sided, six to seven foot tall, solid enclosure with a gate for access.
- 3) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) Relocate the existing sign to meet the required front setback of 12.5 feet.

Derek Schryer representing Hunzeker Properties, LLC said Hunzeker Properties, which is the operator of Trane Heating & Cooling, would like to expand their business. He stated that his client agrees with the stated conditions of approval.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Anderson motioned for approval of staff recommendations; seconded by Commissioner Misselhorn.

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

Commissioner Unes returned to the meeting.

**CASE NO. PZ 14-18**

Public Hearing on the request of Kristine Giornalista of Access Peoria, LLC to create 8 one-lot subdivisions, with waivers, for the properties located at 1634 N. Missouri Avenue (PIN 181-04-210-032), 1831 N. Peoria Avenue (PIN 18-04-202-033), 1915 N. Peoria Avenue (PIN 14-33-453-032), 1512-1514 N. New York Avenue (PIN 18-04-277-004 & 18-04-277-003), 1817-1819 N. Indiana Avenue (PIN 18-04-227-022 & 18-04-227-021), 1707 N. Indiana Avenue (PIN 18-04-231-025), 603 E. Ravine Avenue (PIN 18-04-227-031), and 713 E. LaSalle Street (PIN 18-04-232-016), Peoria, IL. (Council District 3).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-18 into the record, and presented details of the request to create 8 one-lot subdivisions, with waivers.

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

1. Waiver to Allow Duplexes for Subdivisions with Fewer than 5 lots.
2. Waiver from allowed Density in an R-4 (Single-Family Residential) District for the properties located at:
  - a. 1915 N Peoria Avenue
  - b. 1512-1514 N New York Avenue
  - c. 1817-1819 N Indiana Avenue
  - d. 1707 N Indiana Avenue
  - e. 603 E Ravine Avenue
  - f. 713 E LaSalle Street.
3. Plat revisions are required as follows:
  - a. Access Peoria – All sites
    - i. The General Note on the Preliminary Plat reads “Bearings are based on the Illinois State Plane Coordinate System West, Zone 1202” whereas the General Note on the Final Plat reads “Bearings are based on an assumed datum.” The