

Commissioner Anderson requested confirmation the petitioner agreed with condition #4, but preferred to eliminate condition #5 and #6.

Steve Kerr confirmed Anderson's statement regarding condition #4; he said if the full length was landscaped, he would want it to be used. Kerr was not objecting to striping the parking lot, but did not want to resurface the entire parking lot. Kerr said the entrances will be rebuilt to meet city standards.

Ms. Allison said the existing surface was in poor condition and not in accordance with code. Ms. Allison modified the condition to state the parking surface must be in compliance with code.

Commissioner Anderson echoed Commissioner Misselhorn's question for the need for storage regulations in an industrial setting.

Ms. Allison read the regulations regarding outdoor storage: Outdoor storage is allowed and must be screened.

Commissioner Unes was concerned with condition #6; Unes said it penalized the petitioner.

Commissioner Wiesehan said he was not in support of condition #5. Wiesehan said the parking lot maintenance must be addressed.

Steve Kerr agreed with concerns of property maintenance. In summary, Kerr asked the commission to waive condition #6. He complied to maintain parking lot surface on an as needed basis but not to resurface the parking lot.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 3:10P.M.

Motion:

Commissioner Misselhorn made a motion to approve the requested Special Use with the Site Plan Review Board recommendations including #1; #2; #3; #4, to include the number of landscaping points necessary with future construction; #5, entrances remain open; the motion included the existing pavement to be maintained to meet city ordinances; #7, to include future exterior storage, if it was in accordance with city code, may be approved administratively. The motion was seconded by Commissioner Anderson.

Commissioner Anderson requested clarification from Commissioner Misselhorn the motion included outdoor storage to be subject to all zoning ordinances.

Commissioner Misselhorn said he agreed with staff on items regarding outdoor storage screening.

Vice Chairperson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

Yeas: Anderson, Durand, Heard, Misselhorn, Unes, Wiesehan—6.

Nays: None.



CASE NO. PZ 15-45

Public Hearing on the request of Mike Harral of Wilkinson Development Inc. to rezone property from a Class O1 (Arterial Office) District to a Class R3 (Single Family Residential) District and obtain a Special Use for an Assisted Living Facility for the property identified as Parcel Identification No. 13-02-103-001 and located near the northwest corner of Woodsage Road and IL Route 91, Peoria, IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-45 into the record and presented the request of Mike Harral to obtain a Special Use for an Assisted Living Facility. Ms. Allison gave the property characteristics: The subject property contains 6.3 acres of undeveloped land. The property was zoned Class O-1 (Arterial Office) and surrounded by Class O-1 (Arterial Office) zoning to the

east, south, and west, and Class R-3 (Single-Family Residential) zoning to the north. Ms. Allison relayed the history of the property: 1999, the subject property was part of a 100 acre annexation to the City of Peoria. Upon annexation the property was zoned R2 (Single Family Residential). In 2003, the subject property, as part of a larger parcel, was rezoned to R3 (Single Family Residential) followed by a Special Use for a Residential Cluster Development. In 2006, the Residential Cluster Development was scaled back to include the western half of the parcel only and the eastern portion, which included the subject parcel, was rezoned to the current class O1 (Arterial Office).

The requested waivers are as follows:

1. Section 17.11.c.(4) - to increase the size of the freestanding sign from 20 sq. ft. to 40 sq. ft.
2. Section 7.6.e - to reduce the required rear yard from 25 feet to 20 feet.

The Site Plan Review Board recommends APPROVAL of the request, subject to the following conditions:

1. All rooftop, wall mounted, and ground level mechanical equipment must be screened from street view and residentially zoned districts.
2. All proposed refuse disposal areas must be screened on four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet, including a gate 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. A Landscape Plan must be submitted for review prior to issuance of a zoning certificate to ensure compliance with the Zoning Ordinance.
5. Proposed sign must be constructed of materials of brick and stone, which is consistent with other signs in the immediate area.

Commissioner Wiesehan expressed concern creating spot zoning. He suggested rezoning the entire portion. He questioned the ownership of the small parcel adjacent to the proposed parcel.

Ms. Allison said it was addressed with the petitioner but the adjacent parcel was not included in the legal notice for this case.

Commissioner Wiesehan suggested all the land north of Wood Sage Road be zoned R-3.

Ms. Allison said the land to the west is a wetland outlot and will not be developed. The parcel to the east is available for development.

George Waymire, representing Wilkinson Corporation, spoke in favor of the request. He introduced the team present representing the proposed development. Waymire thanked Ms. Allison for presenting the request. He said the Wilkinson Corporation owned and operated 22 Wilkinson communities within the state of Illinois. Waymire said he wanted the development to provide jobs in the area. He said the Wilkinson Corporation wanted to be good neighbors in the community.

Laura Tobben, representing the petitioner, thanked Ms. Allison for the review. Tobben said there were no objections to staff conditions. Tobben planned to provide landscaping that met and exceeded requirements. In reference to zoning, the owner on the west is willing to rezone. The petitioner does not own the east parcel. Tobben clarified the dumpsters will be fully screened.

Chairperson Wiesehan opened the Public Hearing at 3:35P.M.

Leo Ghantous, spoke on behalf of Merhab properties; specifically, the property of 13-02-103-002 which was the land adjacent to the proposed development. Ghantous was present to protect Dr. Merhab's property; as long as the land remained undeveloped, he had no further objection.

Frank Lagorous, representing All Saints Greek Orthodox Church, was concerned with the existing easements. The existing easement will provide storm tension and sanitary drainage for a future church north of the proposed development.

Commissioner Misselhorn, in response to Mr. Lagorous' concern, clarified the existing easement was on the Site Plan; therefore, the petitioner must be in compliance.

Ms. Allison read four letters into the record in favor of the request. The letters presented were from the following: First State Bank of Illinois, LFH 100 LLC., Prairie Plains LLC., RP Homes, LLC.

With no further interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 3:41 P.M.

Motion:

Commissioner Anderson made a motion to approve the request as presented with requested waivers and Site Plan Review Board recommendations; seconded by Commissioner Durand.

Vice Chairperson Misselhorn read the Findings of Fact.

Commissioner Wiesehan made a request to rezone the western parcel that was not included in petitioner's request.

The motion was approved viva voce vote 6 to 0.
Yeas: Anderson, Durand, Heard, Misselhorn, Unes, Wiesehan – 6.
Nays: None.

Commissioner Unes left the council chambers at 3:44 P.M.

CASE NO. PZ 15-46

Public Hearing on the request of Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District, to add property to the boundary of the Special Use and rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (PIN 14-16-452-009), and add a new building to the Shopping Center (PIN 14-16-452-043), for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, IL. (Council District 3)

Senior Urban Planner, Shannon Techie, Community Development Department, asked for a deferral until the November 5, 2015 Commission meeting, as a certified letter was not sent by the petitioner to the other property owners within the Junction City Shopping Center by Wednesday, September 16, 2015, notifying them of the proposed Planning & Zoning Commission application, as required by Appendix B, Article 2.15.b.

Motion:

Commissioner Misselhorn made a motion to defer the case for 30 days; seconded by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.
Yeas: Anderson, Durand, Heard, Misselhorn, Wiesehan – 5.
Nays: None.

CASE NO. PZ 15-47

Public Hearing on the request of Paul Sherman to rezone property from a Class R-1 (Single-Family Residential) District to a Class P-1 (Parking) District for the property located at 5005 N Sherwood Avenue (Parcel Identification Number 14-20-251-021), Peoria, Illinois. (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-47 into the record and presented the request of Paul Sherman to rezone property from a Class R-1 to a Class P-1.

The Site Plan Review Board does not object to the request to rezone the property at 5005 N Sherwood Avenue from a Class R-1 (Single Family Residential) District to a Class P-1 (Parking) District.