

Sean Garrett, representing Cullinan Properties, was present to support the improvement of wireless service in the area through the approval of the request. Mr. Garrett said he supported the stealth application. He said he was unable to speak to the miscommunications Ms. Nair referred to in her testimony. He said he received support from the following adjacent entities: Methodist College, Shoppes at Grand Prairie, and Chadwick Estates Home Ownership Association Board.

Commissioner Durand questioned if Mr. Garrett recommended other areas suitable for this request.

Mr. Garrett said the proposed location was the preferred site. The location would not hinder undeveloped lots in the area.

Ms. Allison read a letter of support into the record by Dr. Kimberly Johnston, President of Methodist College and the Chadwick Home Owner Association Board.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:43p.m.

**Motion:**

Commissioner Unes made a motion to approve the request with the exclusion of Condition Nos. 1 and 6; seconded, by Commissioner Durand.

**Discussion:**

Commissioner Misselhorn said the usefulness and need for the request was demonstrated but he was not in support of the request. Misselhorn said he understood the adjacent property owner's concerns. Misselhorn said incorporating stealth application would still have a significant visual impact with the proposed height of the tower. Misselhorn said the request for deferral was not justified as proper notification of the Public Hearing was given.

Commissioner Heard agreed with Misselhorn. Heard said he did not have a problem with the construction of the wireless communication tower adjacent to commercial but agreed with the concerns raised by the adjacent business owners. Heard said the proposed tower would have a long-term visual impact to the area. Heard supported the exploration of different locations of the proposed tower.

Chairperson Wiesehan said he understood Commissioners Misselhorn and Heard's concerns. Wiesehan said he supported the improvement of wireless service in the area through the approval of the request.

The motion was approved viva voce vote 3 to 2.

Yeas: Durand, Unes, Wiesehan – 3.

Nays: Heard, Misselhorn – 2.

Chairperson Wiesehan adjourned for a five minute break. The meeting resumed at 2:52p.m.

**CASE NO. PZ 16-08**

Public Hearing on the request of Brian Mooty, for Fraternal Notre Dame Inc., to obtain a Special Use in a Class R-3 (Single Family Residential) District for a Monastery Convent and Religious Chapel for the property identified as Parcel Identification No. 13-25-176-005 and with an address of 3737 N Marybelle Drive, Peoria, Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-08 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the property characteristics and history of the zoning for the property as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request with the following condition and waiver:

1. Provide three handicap accessible parking spaces.
2. Waiver to allow the existing steeple to exceed the maximum district height of 35 feet.

Brian Mooty, petitioner and representing Fraternite Notre Dame Inc., spoke in support for the approval of the request. Mr. Mooty said the request was the least impactful and most beneficial use for the existing building. Mr. Mooty said the property was vacant for (more than) a decade. Mr. Mooty said the adjacent apartments supported the request and will share the private roadway.

Chairperson Wiesehan asked the petitioner if he agreed with the Site Plan Review Board recommendations.

Commissioner Unes questioned if the services would be open to the public.

Mr. Mooty said he agreed with the conditions and said the monastery would be available for public use.

An interested citizen was present to inquire about the proposed use.

Ms. Allison read letters of support into the record from David W. Thompson, Bishop, Peoria Ward and Trevor Holmes, Management/Ownership Representative of Woodridge Manor.

**Motion:**

Commissioner Heard made a motion to approve the request; seconded, by Commissioner Durand.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-09**

Public Hearing on the request of Christopher Oswald, for Kroger Limited Partnership I, to amend existing Special Use Ordinances No. 16,003, as amended, and 14,254 as amended, in a Class C-2 (Large Scale Commercial) District to add/remove property and approve a building addition for the property identified as Parcel Identification Nos. 09-32-451-012 (9219 N Lindbergh Dr), 09-32-455-001, 09-32-455-002 (9126 N Lindbergh Dr), 09-32-455-003 (9118 N Lindbergh Dr), 09-32-455-005, 09-32-455-006 (9106 N Lindbergh Dr), 14-05-201-016 (9025 N Lindbergh Dr), 14-05-202-012, 14-05-202-013 (9109 N Knoxville Ave), 14-05-202-017 (1021 W Bird Blvd), 14-05-202-019, 14-05-202-020, 14-05-202-021 (1101 W Bird Blvd), 09-32-451-014 (N Lindbergh Dr), 14-05-201-004 (1116 W Bird Blvd), 14-05-201-005 (8919 N Hale Ave), 14-05-201-006 (N Hale Ave), 14-05-201-007 (8903 N Hale Ave), and 14-05-201-009 (1200 W Bird Blvd), Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-09 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following conditions and waiver:

1. Provide a revised landscape plan which provides trees plantings for new landscaping material in the front yard (140 points) and parking lot (38 points).
2. Revise the site plan to provide the required 20-foot front yard setback.
3. Revise the site plan to add landscaped islands within the interior of the parking lot.
4. Replace non-ADA-complaint curb ramps at the north and south entrances on Lindbergh Drive. Sidewalk cross slope through drive approaches shall be no steeper than 2%.
5. Special event and/or sales located in the parking lot or private building sidewalk may occur provided that any tents or other temporary covered structures and any temporary signage shall comply with all Codes of the City of Peoria.
6. Waiver to allow banners on all light standards in the parking lot. Size of banners must comply with current zoning regulations.

Chairperson Wiesehan recommended incorporating landscaped islands with cart carousal enclosures.

Commissioner Misselhorn supported Wiesehan's recommendation. Misselhorn referred to Condition No. 2; and confirmed that the property setback was currently in compliance with code.

Christopher Oswald, petitioner representing Kroger Limited Partnership I, introduced the development team present to answer questions. Mr. Oswald noted the property owners were using the existing site and requested to eliminate Condition No. 2. Mr. Oswald requested to maintain the existing parking ratio given the shallow lot size. Mr. Oswald requested to approve the landscaping plan as presented.

Mr. Oswald said the request to remove 0.68 acres of property, currently owned by RLI, from its special use boundary and add to the adjacent special use boundary for Kroger (Parcel Identification No. 09-32-451-014) provided functional and aesthetic needs for the project.

Mr. Oswald verified Condition No. 4 included the Kroger property only.

Commissioner Misselhorn suggested additional parking lot islands along the east property line.

Ross Beyer, representing The Kroger Co., referred to the Evergreen Square project. Mr. Beyer supported working with staff. Mr. Beyer noted the building expansion required additional employees and on-site employee parking. Mr. Beyer said the parking lot was shallow and the developer was trying to work with the existing conditions. Mr. Beyer said he and his team were excited to start on the project.

Chairperson Wiesehan opened the Public Hearing at 3:44p.m.

Ralph Hodges, an interested citizen and owner of buildings north of the proposed project, supported the project. Mr. Hodges expressed concern the additional parking spaces would encroach onto the common property line. Mr. Hodges was concerned of the additional drainage overflow onto his property.

Gary Zumwalt, of Zumwalt and Associates, Inc., addressed Mr. Hodges' concerns and noted it would be addressed with zoning.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:47p.m.

**Motion:**

Commissioner Misselhorn moved to approve the request as presented with the exception of Condition No 2, and to add the requirement to work with staff to revise the site plan to maximize the number of peninsulas along the East property line for landscaping; seconded, by Commissioner Durand.

**Discussion:**

Commissioner Heard said the east parking was important for the development. Heard agreed with Misselhorn's motion.

Commissioner Misselhorn said he appreciated the investment in the existing property.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-10**

Public Hearing on the request of Ralph Hodges of CLS for Mark Peterson of Peterson Healthcare, to amend an existing Special Use, Ordinance Number 17,081, for Assisted Living (formerly called 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, IL. (Council District 3)

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-10 into the record and presented the request. Ms. Techie provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Techie provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following waivers and conditions:

1. Waiver to allow the existing parking area to remain within the required front yard setback.