

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning and Zoning Commission was held on Thursday, October 1, 2015, at 1:00P.M., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Unes – 5.
Commissioners absent: Commissioners Durand, Viera —2.

City Staff Present: Leah Allison, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES**Motion:**

Commissioner Unes moved to approve the minutes of the Planning and Zoning Commission meeting held on October 1, 2015 as amended; seconded by Commissioner Misselhorn.

The motion was approved unanimously viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 15-41**

Public Hearing on the request of Robert C. Hall for Petersen Companies, LLC and TK1, LLC, to amend an existing Special Use Ordinance No. 15,584, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to reduce the required front yard setback for a parking lot expansion for the properties identified as Parcel Identification Nos. 13-11-200-013 (Address 7618 N. Route 91), 13-11-201-002 (Address 7708 N. Route 91), 13-11-201-003 (Address 7628 N. Route 91), 13-11-201-005 (Address 7716 N. Route 91), 13-11-201-006 (Address N. Route 91, 13-11-202-001 (Address 7810 N. Route 91), 13-11-203-002 (Address N. Route 91), and 13-11-203-003 (Address 7806 N. Route 91), Peoria, IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-41 into the record and presented the request of Robert C. Hall for Petersen Companies, LLC and TK1, LLC, to amend an existing Special Use to reduce the required front yard setback for a parking lot expansion. Ms. Allison provided the background of the property and subject area. Ms. Allison said the proposed site plan reduces the front yard setback from 20 feet to 2.1 feet for lots 4 and 5, located adjacent to IL Route 91, only. Existing development within this shopping center has provided parking in accordance with the parking requirements for each use. The requested reduction to the front yard setback will allow for 42 additional parking spaces. The proposed parking does not exceed the maximum parking regulations of Section 15.2.b of the Zoning Ordinance.

Ms. Allison presented the requested waiver: Section 9.7.e - reduce the required front yard setback from 20 feet to 2.1 feet.

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

1. Add pedestrian crosswalks across the internal access road for pedestrian connectivity.
2. Add one additional shade tree along the front yard of Lot 4 (existing restaurant building).

Ms. Allison responded to Commissioner Misselhorn's inquiry and stated all surrounding businesses are in consideration for the pedestrian connectivity. Ms. Allison added she will work with the developer to create an appropriate plan without hindrance to the developer.

Bob Hall, attorney at law with Miller, Hall & Triggs, LLC and representing Petersen Companies, LLC and TK1, LLC, requested the commission support his request. He said he was agreeable to the conditions. He said he was available to answer questions.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:13P.M.

Motion:

Commissioner Misselhorn made a motion to approve with requested waiver and conditions as recommended by Staff; seconded by Commissioner Heard.

Vice Chairperson Misselhorn read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.

Yeas: Anderson, Heard, Misselhorn, Unes, Wiesehan – 5.

Nays: None.

CASE NO. PZ 15-42

Public Hearing on the request of Greg Slowiak for Institutional Mall Investors, LLC to amend an existing Special Use Ordinance No. 13,392, in a Class C-2 (Large Scale Commercial) District to add a freestanding sign for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-42 into the record and presented the request of Greg Slowiak to amend an existing Special Use to add a freestanding sign for the Shoppes at Grand Prairie. Ms. Allison provided the background for the property known as the Shoppes at Grand Prairie.

Ms. Allison said two previous amendments approved Local Sign Regulations for two sections of the shopping center: Grand Prairie Plaza and the Shoppes at Grand Prairie. The Grand Prairie Plaza area is bound by Grand Prairie Drive, War Memorial Drive, and Orange Prairie Road, which she showed the commission using GIS. The Shoppes at Grand Prairie area is bound by IL Route 91, War Memorial Drive, and Grand Prairie Drive. Each area has an approved signage plan with identified sign locations and sign designs.

Ms. Allison said the petitioner was requesting to amend the existing Special Use to add a 38-foot tall, 474 sq. ft. in size, multi-tenant freestanding sign to the Shoppes at Grand Prairie area. The sign was designed with painted aluminum pillars and a stone-like material at the base. The sign also includes an electronic multiple message board.

Ms. Allison presented the requested waiver: Section 17.11.c - increase the size of a freestanding sign from 70 sq. ft. to 474 sq. ft. and increase the height of a freestanding sign from 25 feet to 38 feet.

The Site Plan Review Board does not object to the request, including the waiver, and subject to the following conditions:

1. Landscaping of the front yard of War Memorial Drive must be in compliance with the Zoning Ordinance.
2. Adherence to the requirements of the IL Dept of Transportation regarding multiple message signs.
3. Sign must be setback a minimum of 100 feet from the center lines or 25 feet from the right-of-way lines of IL Route 91 and War Memorial Drive, whichever is greater.

Greg Slowiak, petitioner, thanked Ms. Allison for the presentation of his request. Mr. Slowiak said the contractor was present to answer technical questions. He verified the setback minimum of 25 feet from the