

This case was respectfully requested to be deferred for an additional 30 days.

Motion:

Commissioner Unes made a motion to defer Case No. PZ 15-16 for an additional 30 days. The motion was seconded by Vice Chairperson Misselhorn.

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

CASE NO. PZ 15-20 (continued from 4/2/15)

Public Hearing on the request of Michael and Linda Kelley, to establish a Special Use in a Class I-1 (Industrial/Business Park) District, for a Cartage Facility with Outdoor Storage of Clean/Empty Portable Restrooms, for the property located at 3545 SW Precast Way, (Parcel Identification No.18-19-202-067), Peoria, IL (Council District 1).

This case was respectfully requested to be deferred for an additional 30 days.

Motion:

Vice Chairperson Misselhorn made a motion to defer Case No. PZ 15-20 for an additional 30 days. The motion was seconded by Commissioner Heard.

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



CASE NO. PZ 15-21

Public Hearing on the request of Alex Novak of SBA Communication to amend an existing Special Use Ordinance No. 13,260, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Wireless Communication Tower for the property identified as Parcel Identification Nos. 14-05-203-004 (8919 N Knoxville Ave), 14-05-203-007 (8901 N Knoxville Ave), 14-05-252-004 (8727 N Knoxville Ave), 14-05-252-002, 14-05-278-011 (N Knoxville Ave), 14-05-252-005 (8727 N Knoxville Ave), 14-05-278-012 (8713 N Knoxville Ave), 14-05-278-010 (8711 N Knoxville Ave), 14-05-278-016 (N Knoxville Ave), 14-05-278-005 (8787 N Knoxville Ave), 14-05-278-015 (N Knoxville Ave), 14-05-203-008 (N Knoxville Ave), 14-05-203-006 (8915 N Knoxville Ave). The property is commonly known as the Northpoint Shopping Center, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-21 into the record and presented the request to amend an existing Special Use Ordinance in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Wireless Communication Tower.

The proposed tower and equipment lease area are located in the southeast corner of the parcel and meets the minimum required setback distances from the front, side and rear yard property lines. It is also in compliance with the required 50-foot setback from the residential properties located along the south property line. The proposed tower is 145 feet in height as measured from grade to the top of the antenna and designed to accommodate up to four wireless communication carriers. The tower will be constructed of galvanized steel and painted a silver/gray color. An equipment shelter is located at the base of the tower all surrounded by a 7-foot tall wrought iron fence. The 50 foot by 50 foot fenced area is lined with 6-foot tall arbor vitae trees to create a landscaped screen. A light is installed on the equipment shelter for security purposes. The site will be accessible from a proposed 12-foot wide asphalt access drive from Hale Avenue. A turn-around area/parking space is also provided at the end of the access drive.

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

1. 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 and is shielded or directed away from the residential properties to the south.
2. A 10-foot wide landscaped buffer surrounding the tower and equipment shelters must be maintained with plant materials that screens the view of the equipment shelters from adjacent street and/or residential properties.

Commissioner Unes questioned if this would impact the flight plan for Mount Hawley. Ms. Allison confirmed that written documentation provided by the petitioner states that the Federal Aviation Association has issued a Determination of No Hazard letter.

Vice Chairperson Misselhorn questioned the regulation for towers in the area. Ms. Allison explained it is staff's recommendation to accept towers on a case by case basis.

Jim Auld, petitioner and representative for SBA Communications, thanked City Staff for the assistance with this process and for the presentation of his request. Auld stated the intention of his presence was to answer any questions presented by the Commission and the public.

There being no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:16 P.M.

Motion:

Commissioner Unes made the motion to approve the request as presented, seconded by Commissioner Anderson.

Vice Chairperson Misselhorn read the findings of facts.

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

CASE NO. PZ 15-22

Public Hearing on the request of Denny Oedewaldt, of Prairie Material, to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to Class I-3 (General Industrial) District, for the property located at 100 Cass Street, 114 Cass Street, 115 Cass Street, and 2026 SW Washington, Parcel Index Numbers (18-17-258-005, 18-17-258-009 through 18-17-258-012, 18-17-259-008 and 18-17-259-017 through 18-17-259-018), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 15-22 into the record and presented the request to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to Class I-3 (General Industrial) District.

The Site Plan Review Board Recommends APPROVAL of the requested rezoning for the properties on the east side of Cass, specifically including 100 Cass (PINs 18-17-259-008 and 18-17-259-017 through -018).

The Site Plan Review Board Recommends DENIAL of the requested rezoning for the properties on the west side of Cass, with addresses of 114 Cass, 115 Cass, and 2026 SW Washington (PINs 18-17-258-005 and -009 through -012).

Ms. Smith noted the I-3 would allow the existing concrete business to add silos; and the existing I-2 zoning on the west side was sufficient for proposed possible future equipment storage.

Commissioner Durand entered the Council Chambers at 1:18 P.M.

Commissioner Unes questioned the Site Plan Review Board's recommendation of denial for the west side of Cass Street. Unes said the denial may limit the company to expand the business in the future.

Commissioner Viera referred to Staff's presentation and said keeping the I-2 zoning for the west of Cass should not limit the business.

Ms. Smith explained this area is competing pressures. Industrial makes sense on the east, but on the west