

Commissioner Anderson stated concern about requiring all loading to take place from within the Shopping Center and suggested denser, more “opaque” landscaping would improve the look and impact.

Petitioner Chuck Hollis, stated that this project was brought forward after significant study to determine the location was viable for retail. He stated that rear delivery from Humboldt was not practical; the units can be accessed via the sidewalk that will run behind the building from the north and south ends of the building. He stated that there will be added landscaping included a plan to maintain as many mature trees as possible.

In response to Commissioner Misselhorn, Mr. Hollis stated he was not in agreement with adding to the parapet to hide roof-top mechanicals.

Roger Sparks said he applauded the better building, but wants all buildings in shopping center to be accessible. He also requested a sidewalk along Knoxville.

In response to Commissioner Misselhorn, Mr. Hollis stated that the safest crossing is over the bridge. It is currently unknown what will be done with the remaining 1.9 acres. He stated that he doesn't want to plan a road where a building could be. Bushwhacker will have a curb cut featuring immediate connectivity.

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

Motion:

Commissioner Durand moved to approve the request as presented, seconded by Commissioner Heard.

Commissioner Misselhorn added a friendly amendment that Condition #11 be amended to state that rooftop mechanical units must be screened by a parapet wall or in another zoning ordinance compliant manners.

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

CASE NO. PZ 15-8

PUBLIC HEARING on the request of Anthony Rapplean, to rezone property from a Class R-1 (Single-Family Residential) District to the R-3 (Single-Family Residential) District, located at 1814, 1828, and 1820 W. Glen, parcel index numbers (14-20-301-001 through 14-20-301-003), Peoria, IL. (Council District 4).

Senior Urban Planner, Community Development Department, read Case No. PZ 15-8 into the record and presented the request to change zoning from R-1 (Single-Family Residential) to R-3 (Single-Family Residential).

Steve Kerr, spoke on behalf of the petitioner.

Commissioner Wiesehan assured that sidewalks would be built.

Dan Grey, nearby resident expressed concerns of possible uses allowed in the proposed zoning district, the size of the proposed houses, and sidewalk. He stated concern that if the houses do not sell, there will be more rental.

Steve Kerr responded that single family houses would be built for sale; and Public Works would be requiring a sidewalk.

Anthony Rapplean stated that the new homes would be consistent with those on Gaylord.

Commissioner Wiesehan asked if the petitioner has spoken with the school.

Anthony Rapplean stated that he spoke with someone who was very involved.

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

In response to Commission Misselhorn, the Mr. Rapplean clarified that owns one of the lots, and the two others are under contract (all owners signed the application).

Motion:

Commissioner Heard moved to approve the request as presented, seconded by Commissioner Durand.

Discussion:

Commissioner Durand expressed concern about erosion; and stated there must be a powerful reason for why the zoning was previously R-1.

Commissioner Wiesehan iterated it is not the use that is changing, it is the density. He added that the request is consistent with the comprehensive plan; the area will remain low density residential.

Commissioner Vierra also iterated that the change from R-1 to R-3 increases the density.

Commissioner Durand stated that R-1 has a psychological impact and perception of value. He stated that the change to a higher density indicated decreasing value.

The Commission clarified this does not indicate blight.

Commissioner Heard stated he doesn't see a major change to character of the lot; that was his main concern. This was echoed by Commissioner Misselhorn.

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