

The motion was approved viva voce vote 3 to 2.
Yeas: Anderson, Heard, Unes – 3.
Nays: Misselhorn, Wiesehan – 2.



CASE NO. PZ 15-44

Public Hearing on the request of Steve Wessels of Alcast Company to obtain a Special Use, in a Class I1 (Industrial/Business Park) District, for a Machine Shop for the property identified as Parcel Identification No. 14-06-226-016 and with an address of 8600 Industrial Rd, Peoria, IL (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-44 into the record and presented the request of Steve Wessels to obtain a Special Use for a machine shop. The subject property contains 8.48 acres of land and is currently developed with a 52,400 sq. ft. warehouse building. The property is zoned Class I1 (Industrial/Business Park) and surrounded by I1 (Industrial/Business Park) zoning to the north, south, east and west. Ms. Allison gave a summary of the proposal as outlined in the memo; buildings and yards, parking and access, landscaping, lighting, and screening, and signage.

The requested waivers are as follows:

1. Section 16.10 – waiver to screen mechanical/utility equipment
2. Section 16.4 – waiver to install landscaping in phases with development

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

1. All new rooftop, and all existing and new 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 all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
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. Landscaping for the front yards and parking lot must be installed per the requirements of the Zoning Ordinance with approval of this special use. (No phasing of requirements)
5. Close and barricade each entrance (two northernmost access drives) to the unused portion of the parking lot and barricade the unused parking area from the proposed/stripped parking area.
6. The surface of the parking lot which is to be striped and actively in use, must be restored to an evenly paved surface, free from potholes, cracks, and weeds.
7. No exterior storage of materials or vehicles shall be permitted in the unused/closed portion of the parking lot unless it is in compliance with zoning ordinance.

Commissioner Unes questioned the reasoning for condition #5.

Ms. Allison explained the new parking regulations were intended to eliminate excessive parking.

Commissioner Wiesehan expressed concern of blocked entrances to be unfavorable for emergency vehicles.

Ms. Allison, in response to Commissioner Misselhorn's concern regarding the need for storage screening in an industrial setting, said the screening requirements included in the ordinance enhance the aesthetics of an industrial park.

Commissioner Anderson agreed with Commissioner Misselhorn's concern with the screening requirements. Anderson supported the waiver to install landscaping in phases with development. Anderson did not support condition #6.

Steve Kerr, representing the applicant, said he accepted condition #4 and #6. He disagreed to condition #5; the petitioner planned to use all the space.

Commissioner Durand entered the council chambers at 2:58P.M.

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