

CASE NO. PZ 15-27

PUBLIC HEARING on the request of Ken Knuckles of Development Management Group, LLC, to Amend Ordinance No. 13,221, as amended, for a Special Use in a Class C-2 (Large Scale Commercial) District for a Shopping Center for the Development of Restaurant and Retail Establishments for the Property Commonly Known as Northwoods Mall, Located at 2200 W. War Memorial Drive (Parcel Identification Nos. 14-19-451-003, 14-30-201-002, 14-19-451-007, 14-19-451-011 through -014, Peoria, IL, (Council District 4).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-27 into the record and presented the request.

Commissioner Anderson questioned if all landscaping requirements were being waived.

Techie stated that only the tree requirements were being waived, and that they would be replaced with shrubs.

Commissioner Unes stated that he was concerned with creating a precedence for set back requirements.

Commissioner Misselhorn stated that he thought the petitioner brought a unique reason for a waiver of the set back requirements; due to the location of the parcel in relation to the interstate right of way and the unusual shape of the lot.

Petitioner Ken Knuckles stated that his client is purchasing 2.78 acres and ownership will be separate from the mall. The client is planning on using the existing buildings for a restaurant and retail mixed use. He stated that abiding with the required set back would reduce parking dramatically and could result in loss of the clients' interest in developing the dilapidated building. He stated that they would be adding greenspace and making improvements to a currently unused property.

Commissioner Viera asked if customers would be able to use the adjacent mall parking.

Knuckles stated that they could, but that having customers walk across the street to park would not be preferred by the client.

Chairperson Wiesehan questioned the plans entrance and exits and asked if it would cause additional congestion.

Knuckles stated that there would be no changes to the existing entrance and exits.

Roger Sparks, advocate for Disabled Rights, asked if consideration was given to additional bus stops in this area.

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

Commissioner Viera stated that he was in support, and that the infill of already developed parcels is great.

Motion:

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

The motion was approved unanimously viva voce vote 7 to 0.