

Motion:

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

CASE NO. PZ 19-29

Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for Local Sign Regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-29 into the record and provided a summary of the proposed special use amendment. Ms. Weick noted that a revised site plan has been distributed to the Commissioners removing one freestanding sign (No. 7 on the original site plan) and clarifying that sign no. 8 is not located within the traffic aisle.

The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:

1. Amend local sign plan to allow two digital style signs as shown in the sign package as Sign #4 and Sign #5. One is a wall sign, one is a canopy sign. Size of sign area may not exceed standards in the Unified Development Code.
2. Amend local sign plan to add one freestanding sign, as shown in sign package as Sign #8. Said sign must match design and dimensions of existing multi-tenant freestanding sign along Sheridan Road.
3. If any of the signs will have any part on the ROW (including footings) or overhang the ROW, a Revocable ROW permit will be required.
4. Waiver of size of sign area for Sign #8 such that Sign #8 matches the dimensions of the existing 25 ft tall, 155 sq. ft. multi-tenant sign along Sheridan Road.
5. Waiver from the setback encroachment agreement for one freestanding sign, Sign #8. Location of Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.

Discussion was held regarding determination if a sign encroaches into the public right-of-way.

Diana Bubenik of Prairie Signs, representing the Petitioner, confirmed that the new signs would not encroach into the public right-of-way. She explained the reason for additional signs.

Chairperson Wiesehan opened the Public Hearing at 1:38 p.m. There being no public testimony, the public hearing was closed at 1:38 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve, excluding sign no. 7; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

**CASE NO. PZ 19-30**

Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for Contractor Storage (Indoor/Outdoor), for the property located at 7327 Galena Road (Part of Parcel Identification No. 14-10-176-020), Peoria, IL (Council District 3)

Commissioner Heard abstained from this case due to professional conflict of interest.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-30 into the record and provided a summary of the proposed rezoning and special use.

The Development Review Board recommends APPROVAL of the request to rezone. The Development Review Board recommends APPROVAL of the request for a special use subject to the following conditions and waivers:

1. Outdoor storage must be screened with 100% opaque screen from view of the public right-of-way. Fence on site plan must include an extension perpendicular to the right of way. Said fence must be installed prior to having outdoor storage.
2. Outdoor storage shall be at least 15 feet from the public right of way, 20 feet from side property lines, and 20 feet from the rear boundary of the class C-2 zoning district.
3. All front yard landscaping must be maintained or replaced.
4. Allow administrative review for the construction of one 6,000 sq. ft. addition or accessory storage structure. Construction must begin within five years of the date of approval of the special use. Said structure must be generally in the location shown on the site plan and must comply with all setbacks, yards, build-to requirements of the UDC.
5. Re-stripe all parking spaces, prior to occupancy. Provide at a minimum one accessible parking space per 25 parking spaces.
6. Repair or replace existing dumpster enclosure, prior to occupancy.
7. All three obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs, prior to occupancy.
8. Submit photometric plan for all exterior lighting, prior to occupancy.
9. Ensure all necessary permits including trades permits are obtained prior to work commencing. Any Mechanical, Electrical and Plumbing work must be completed by a licensed & registered contractor.
10. Waiver to permit 6 ft tall fence in the front yard in a commercial district. Fence provides required screening of the outdoor storage area.
11. Waiver to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements. Alternative compliance for TBY is met based on hillside and established growth.

Discussion was held regarding the outdoor storage of materials prior to installing the fence screening. Commissioner Ghareeb asked if State Route 29 prohibited the construction of a fence screen. Ms. Weick stated the fence would not be an obstacle. Commissioner Grantham clarified the screening if one of the building additions should be built.

The petitioner was not present.

Chairperson Wiesehan opened the Public Hearing at 2:04 p.m.

Willie Heinz, a concerned citizen, expressed concern for lack of screening.

There being no further public testimony, the public hearing was closed at 2:07 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Ghareeb mad a motion to approve the rezoning, seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Ghareeb, Grantham, Martin, and Wiesehan – 4
Nays: None
Abstention: Heard - 1

Commissioner Grantham made a motion to approve the special use as requested by the petitioner; motion failed due to no second provided.

Commissioner Ghareeb made a motion to approve the special use with the addition of a fence screen along the south side of the property, seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Ghareeb, Grantham, Martin, and Wiesehan – 4
Nays: None
Abstention: Heard - 1

CASE NO. PZ 19-31

Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 19-31 into the record and provided a summary of the proposed special use amendment.

The Development Review Board recommends DENIAL of the request for landscaping waivers and APPROVAL of the request for the larger freestanding and menu board signs.

Discussion was held regarding that the signs are already installed. Commissioner Ghareeb questioned the need for fewer landscaping points.

Bud Jenkins, Petitioner, provided a summary of the development history to explain why the signs were installed without approval and the need to reduce landscaping.

Chairperson Wiesehan opened the Public Hearing at 2:50 p.m. There being no public testimony, the public hearing was closed at 2:50 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve as requested by the Petitioner (revised site plan) with the following waivers:

1. UDC Section 8.2.6: Front yard along Big Hollow: reduce point requirement from 108 to 100.
2. UDC Section 8.2.6: Front yard along Partridge Way: reduce point requirement from 123 to 60.
3. UDC Section 8.2.7: Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.
4. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
5. UDC Section 8.3.10: Waiver requested to change allowable menu boards from two 30 square foot signs to one 46.8 square foot sign.

And Staff conditions:

1. No additional signage on the Partridge Way frontage for Taco Bell and 2.
2. No additional menu boards for Taco Bell;

Seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

A recess was granted at 2:57 pm. The meeting reconvened at 3:03 pm.

CASE NO. PZ 19-32

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)