

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-29 into the record and presented details of the request to amend an existing Special Use to add a children's museum and noted that the requested condition to add disabled parking spaces had already been addressed and the number of disabled parking spaces on site meets Zoning Ordinance and ADA requirements. A children's museum requires a special use in the R-3 (Single-Family Residential) District.

The Site Plan Review Board recommends APPROVAL of the request.

Kevin Beal representing River City Construction, LLC, requested approval to change the building from office space to a public museum and thanked the commission.

Roger Sparks, Advocate for Disabled Rights, questioned the handicap spaces and asked if the new design would be accessible for the disabled.

There being no more testimony, Commissioner Unes closed the public hearing.

Motion:

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 5 to 0 with 1 abstention.



CASE NO. PZ 14-31

PUBLIC HEARING on the request of RP Homes, LLC to amend Ordinance No. 16,376, a Planned Unit Development Preliminary Plan in a Class R-3 (Single Family Residential) District to add one 12-unit apartment building and approve the Final plan of Villas At Grand Prairie Planned Unit Development Phase 5 for the property identified as Parcel Identification No 13-02-105-002 with a temporary address of 9018 N Scrimshaw Drive, Peoria, IL (Council District 5)

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 14-31 into the record, and presented details of the request to approve Phase 5 of this development, which includes three 12-unit apartment buildings (36 dwelling units) on 2.26 acres, which will complete the development of Scrimshaw Drive. The proposal also requests to amend the PUD to add one 12-unit apartment building at the northeast corner of Scrimshaw Drive. This proposal would increase the number of buildings from 10 to 11 along Scrimshaw Drive. In addition, the PUD area is being extended to include the vacated public right-of-way for the formerly proposed Pioneer Parkway. Allison states that this proposed amendment is an addendum to and not a complete replacement of the previously approved PUD plan.

She stated that Staff recommends approval of the request with the following conditions:

- 1) All rooftop 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) The proposed buildings must be constructed with buildings façades consistent with existing building façades.
- 5) All conditions of the previously approved Ordinance 16,376, as amended, remain in effect.

Laura Tobben, representing RP Homes LLC, states that they are excited to finish their project and that the proposed additions will match the previous complexes. She also states that the former proposed Pioneer Parkway has already been relocated and will never be needed for future use, per Peoria Public Works.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

Motion:

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Heard.

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

CASE NO. PZ 14-34

PUBLIC HEARING on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Wisconsin Avenue Business Corridor Plan.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ-14-34 into the record and presented details of the request to amend the Comprehensive Plan by including the Wisconsin Avenue Business Corridor Plan.

Staff recommends approval of the request.

Roger Sparks, Advocate for Disabled Rights, stated that the current state of the Kroger Shopping Center area is an eyesore and inaccessible for the disabled. The bus stops and sidewalks need improvement throughout the corridor.

Sara Partridge, 2207 N Atlantic Street, representing the East Bluff neighborhood, stated that she saw a need to resolve crime and slumlord issues in the area before the area could be improved. Partridge noted that district 3 needs to be stabilized before the improvements will make a difference in the community.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

Motion:

Commissioner Durand made a motion to approve staff's recommendation; seconded by Commissioner Unes.