

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning and Zoning Commission was held on Thursday, April 7, 2016, at 1:04p.m., at City Hall, 419 Fulton St., in Room 400.

**ROLL CALL**

The following Planning and Zoning Commissioners were present: Durand, Heard, Misselhorn, Unes, Chairperson Wiesehan— 5. Commissioners absent: Anderson, Viera—2.

City Staff Present: Leah Allison, Shannon Techie, Madeline Wolf

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Madeline Wolf.

**MINUTES****Motion:**

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on March 3, 2016; seconded by Commissioner Unes.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS****CASE NO. PZ 16-04** *(Continued from 3/3/16)*

Public Hearing on the request of Kathleen Groark of Insite, Inc. and Verizon Wireless to obtain a Special Use for a Wireless Communication Facility for the property located at 2112 N Linn Street (Parcel Identification Nos. 14-33-378-019 & 14-33-378-020), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-04 into the record and presented the request. The petitioner requested a Special Use to install wireless communication antennas on the top of the apartment building of 2112 N Linn Street. Ms. Techie reviewed the proposal as outlined in the memo. Ms. Techie reviewed the zoning history of the property.

The Site Plan Review Board recommends APPROVAL of the request, with the following waivers and Conditions:

1. A waiver from the height requirements (45 feet), in the R-6 District, to allow the building and antennas at a height of 65 feet.
2. A waiver for existing conditions to allow the building to remain closer to the front property line than the require 30 foot setback and for the antennas to be added to the building within the required 30 foot setback area.
3. A waiver to allow the proposed fence to be constructed of aluminum with no inclusion of wrought iron.
4. A waiver to allow the landscaping as proposed and to not extend around the entire perimeter of the fence.
5. A waiver to allow existing conditions for parking number.
6. Antennas must be painted to match the color of the existing building.
7. No tower or antenna shall be artificially illuminated unless required by the FAA.
8. Lighting shall not exceed 3 foot candles as measured at the property line and shall be down lit away from residential properties and public streets.
9. Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.
10. The fence must be black aluminum, as shown in the attachments, to compliment the building, and be taller enough to fully screen all equipment, with no portion of the equipment extending beyond the height of the fence.

11. Any gravel placed on the site in association with the equipment area must be contained within the fenced area and therefore not be visible on the site.
12. The landscaped strip must be at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter, additional trees must be added on the north side of the compound, and the fence must fully screen the equipment on all sides.
13. The proposed Wireless Telecommunications Facility shall meet all codes, as required by the Zoning Ordinance.
14. No antennas can be placed on the Linn Street (west) side of the penthouse.
15. The easterly driveway off of Republic shall be removed and returned to a sodded/seeded yard. The second concrete area adjacent to the building off of Republic isn't legal parking but can remain to be used as a patio.
16. All required permits must be obtained by the applicant.
17. A revised site plan that shows striped parking spaces that meet Land Development Code requirements must be provided before permits are issued.
18. Any new and existing rooftop or ground level mechanical equipment and utilities must be screened per Land Development Code requirements as part of this approval.
19. The existing dumpster must be relocated to a hard surface, and screened and placed per Land Development Code requirements. A revised site plan is required showing the new dumpster location and proposed screening, and must be reviewed and approved by the Site Plan Review Board.
20. The property must be brought into compliance with all exterior housing and environmental code requirements; the windows on the garage must be un-boarded and windows installed and any deteriorated awnings need to be repaired or replaced.

Chairperson Wiesehan expressed concern regarding Conditions 19 and 20.

In response to Chairperson Wiesehan's inquiring regarding the inclusion of such conditions, Ms. Techie said the special use request included the entire property; therefore, the entire property is reviewed and it is an opportunity to bring the property into compliance with City Code.

Commissioner Misselhorn questioned the intent of Condition No. 9.

Ms. Techie explained Condition No. 9 was a requirement in the Zoning Ordinance, Section 3.3.d.6.

Commissioner Unes expressed concern vandalism would impact compliance to Condition No. 20.

Kathleen Groark, petitioner representing Verizon, Insite Inc., said she was seeking approval for the request. Ms. Groark reviewed the material she distributed to the commission. Ms. Groark said she worked with the RF engineers to identify a location to increase coverage needs. Ms. Groark said she agreed to all conditions except Condition Nos. 15, 18, and 19.

Ms. Groark said the owner was present to speak in support of the request. Ms. Groark said the owner agreed with Commissioner Unes; frequent vandalism would impact compliance to Condition No. 20.

Commissioner Unes asked if the property owner was aware of the costs associated with the City's requests.

Ms. Groark said the property owner was aware of the costs associated with the requests. Ms. Groark requested to remove Condition Nos. 15, 18, 19, and 20.

Commissioner Heard questioned if the petitioner had an estimate of the costs for the repairs as outlined in the conditions; Ms. Groark responded she did not have an estimate.

Commissioner Durand questioned the relocation for the dumpster from Condition No. 19.

Ms. Groark said relocating the dumpster would either reduce parking spaces and/or limit accessibility to the dumpster.

David Patch, owner of 2112 N Linn Street, said he was present to answer questions. He spoke in support of the request.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40p.m.

**Motion:**

Commissioner Misselhorn made a motion to approve the request deleting Condition Nos. 15, 18, 20; seconded by Commissioner Unes.

**Discussion:**

Commissioner Heard agreed with Misselhorn to remove Condition No. 15. He expressed concern with the relocation of the dumpster and requested a relatively quick resolution.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-06**

Public Hearing on the request of John and Dorothy Durfee to rezone property from a class R-6 (Multi-Family Residential) District to a Class C-N (Neighborhood Commercial) District, for the property located at 3029 N Prospect Road (Parcel Identification No. 14-34-128-032), Peoria, IL. (Council District 3)

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-06 into the record and presented the request. Ms. Techie provided the property characteristics and zoning history as outlined in the memo. Ms. Techie provided the Community Development Department Analysis as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Commissioner Misselhorn referred to the zoning history and questioned the petitioner's interest for the rezoning request.

John Durfee, petitioner, explained the previous uses for the property. Mr. Durfee said the request was intended to offer more businesses opportunities to use the property. He thanked the commission for their time and consideration of his request.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:56p.m.

**Motion:**

Commissioner Heard made a motion to approve the request as presented; seconded, by Commissioner Misselhorn.

**Discussion:**

Commissioner Misselhorn said the explanation from staff and the petitioner for the request was reasonable.

Chairperson Wiesehan supported the request.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-07**

Public Hearing on the request of Kathleen Groark of Insite Inc. to amend an existing Special Use Ordinance No. 13,932, as amended, in a Class C-2 (Large Scale Commercial) District to add a Wireless Communication Tower Facility for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The proposed Wireless Communication Tower is located on the property identified as Parcel Identification No. 13-11-126-013 which is situated immediately north of the property located at 5121 W American Prairie Drive, Peoria, Illinois (Council District 5).