

CASE NO. PZ 15-28

PUBLIC HEARING on the request of Jamison Shefts to amend an existing Special Use Ordinance No. 17,014 in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a building and revise the site plan for the property identified as Parcel Identification Numbers 09- 32-126-008 (10128 N Eva Ln), 09-32-126-009 (10104 N Eva Ln), 09-32-126-013 (10117 N Knoxville Ave), 09-32-126-017, 09-32-126-020, 09-32-126-021, and 09-32-126-022 with a Temporary Address of 10023 N. Knoxville Ave, Peoria, IL, (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-28 into the record and presented the request. Staff recommended approval with conditions

Chairperson Weisehan questioned why staff was requesting a bike/walking path when there are currently no connections to the site.

Allison stated that surrounding properties have an existing trail and that this would be a piece of that trail.

Devin Birch of Austin Engineering stated that they have been attempting to develop this parcel for two years with the City's recommendations and that it is unmarketable as such. The petitioner is requesting a reduced front yard set back in order to offer the desired parking for future tenants. If this parking is reduced the client is no longer interested in the development. Birch also presented a letter from IDOT dated march 10, 2009 stating that the 10ft walking/bike path would not be possible at the neighboring bank; and therefore if they had this path it would become a sidewalk to nowhere that could cause problems for the bank. Lastly, Birch stated that the set back waiver on Richmar creates a useable drive-thru space for future tenants. Birch stated that these waivers will not deter from green space.

Commissioners Viera and Anderson suggested a different configuration of parking, such as parallel or diagonal.

Petitioner, Jamison Shefts states that the letter from IDOT was received in 2009 and no recent contact has been made with IDOT. It states that IDOT will not allow for a bike trail in the right of way.

Steve Snowden, nearby resident, expressed concern with additional traffic on Richmar. He is also concerned that the lot has been built up to match Knoxville and therefore a 6ft privacy fence would not be tall enough to block the view from the residential neighbors.

Brian Dean, nearby resident, expressed concern with current water runoff and how the issue will be heightened with additional development.

Chairperson Wiesehan stated that the petitioners plan exceeds the ordinance requirements for storm water runoff.

Commissioner Anderson stated that opaque landscaping may be a better visual block than a privacy fence.

Commissioner Viera stated that the fence may provide for greater noise reduction.

Commissioner Durand stated that the fence would be installed at the highest point of the development, and therefore would conceal the visual disturbance of the development from the neighbors.

Motion:

Commissioner Anderson moved to approve the request with all waivers except for #9, seconded by Commissioner Heard.

Discussion:

Allison stated the importance of the bike path and that if excluded; that will be setting a precedence for all future developers to forgo the path.

Commissioner Anderson stated that while in favor of a path; if the bank cannot have one they should not create a path to nowhere.

Commissioners Viera and Unes stated that the trail is critical.

The motion was opposed unanimously by viva voce vote 7 to 0.

Motion:

Commissioner Anderson moved to approve the request with all waivers and conditions, including a revision to condition #9 to state that a bike/walk trail must connect from Richmar Road to the northern boundary of the development site as an alternative to locating the trail along the frontage of Knoxville Avenue, seconded by Commissioner Durand.

Discussion:

Chairperson Wiesehan stated that he was not in favor due to the lack of information. He stated that he would like the petitioner to revisit the IDOT letter, seek more compromise with the neighbors, and look into the water waste issue.

The motion was approved by showing of hands.
Yeas: Anderson, Heard, Misselhorn, Durand – 4;
Nays: Viera, Unes, Wiesehan –3.

CASE NO. PZ 15-29

PUBLIC HEARING on the request of Will Hayes for Floyd Rashid and SM Properties VII LLC to rezone property from a Class R-1 (Single-Family Residential) District to a Class C-2 (Large Scale Commercial) District for the property located at 812, 816, 822, and 828 W Glen Avenue (Parcel Identification Numbers 14-20-427-008, -009, -011, -036, & -037), Peoria, IL, (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-29 into the record and presented the request.

Commissioner Unes left at 3:15.

Petitioner Floyd Rashid stated that he had purchased the property subject to zoning.

Commissioner Anderson stated concern for the forest and asked if it would be developed.

Rashid stated that it would be too costly to develop the gully and that the trees will remain at the property.