

Commissioner Misselhorn added that the proposed primary façade will be an improvement from the existing façade.

The motion was APPROVED viva voce vote 3 to 2.
Yeas: Ghareeb, Heard, and Wiesehan – 3.
Nays: Unes and Wiesehan – 2.



CASE NO. PZ 18-29

Hold a Public Hearing and forward a recommendation to City Council on the request of Kelly Thompson of Ronald McDonald House Charities of Central Illinois to obtain a Special Use with waivers, in a Class R-8 (Multi-Family Residential) District for a Rooming House (Ronald McDonald House), for the property identified as Parcel Identification Nos. 18-04-476-006 and 18-04-476-007 with an address of 401/405 NE Monroe Ave, Peoria, Illinois (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-29 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of this request subject to the following conditions:

1. Incorporate building materials and design patterns for the principal structure which are consistent with the adjacent neighborhood. The property is located within the Northside National Historic District and should be designed to reflect characteristics which complement and support the neighborhood.
2. Provide a landscaping plan in conformance with the Unified Development Code prior to issuance of a building permit.
3. Freestanding sign cannot exceed 5 feet in height and 20 sq. ft. in area and must be designed to be compatible with the surrounding character of the neighborhood.
4. Relocate the refuse enclosure to within the boundaries of the subject property.

And including the following waivers:

1. Reduce the front yard setback from 15 feet to 10 feet and the rear yard setback from 30 feet to 25 feet.
2. Reduce the interior side yard setback for accessory structures from 6 feet to 1.5 feet and eliminate setback requirements from the principal structure and other accessory structures.
3. Increase the number of allowed signs from one to three. This includes two wall signs and one freestanding monument sign.
4. Increase the density from 43 to 82 dwelling units per acre.

Chairperson Wiesehan questioned the location of the monument sign. Chairperson Wiesehan expressed concern for the monument sign in addition to the two large wall signs,

In response to Commissioner Ghareeb's question regarding parking, Ms. Allison said the site included four (4) parking spaces and noted the petitioner will utilize the parking lot across the street; however, that property was not subject to the proposed Special Use.

Commissioner Unes commented that the (Ronald McDonald) clientele may not require additional parking spaces.

Kelly Thompson, representing the Ronald McDonald House, said they have received positive feedback from the community and thanked Peoria for the warm welcome. Ms. Thompson thanked city staff for the recommendation to support the request and for the assistance with the process.

Laura Tobben, senior project engineer and representing the petitioner, addressed the technical issues. Ms. Tobben appreciated the recommendation for Condition No. 1, but said the proposed modern building design was to coincide with the medical community (OSF HealthCare hospital). Ms. Tobben said masonry elements may be added, pending funding. Ms. Tobben said a landscape plan will be provided. Ms. Tobben requested a six (6) feet tall, fifty-five (55) square foot monument sign for pedestrian and vehicle visibility. Ms. Tobben confirmed the plan was to purchase the property across the street for parking.

Chairperson Wiesehan was in support of Condition No. 1.

Commissioner Unes supported the project and said it was great for the City of Peoria.

Commissioner Heard supported the proposed modern building design.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:38.

Motion:

Commissioner Heard made a motion to approve the request with conditions and waivers excluding Condition No. 1; seconded, by Commissioner Unes.

Discussion:

Commissioner Ghareeb supported the design and adding more architectural detail.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

Commissioner Misselhorn supported the location and hoped masonry elements would be added to the design. Commissioner Misselhorn was not in support of the proposed monument sign in conjunction with the iconic wall signage.

Chairperson Wiesehan supported the project.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Heard, Misselhorn, Unes, and Wiesehan –5.

Nays: None.

CASE NO. PZ 18-30

Hold a Public Hearing and forward a recommendation to City Council on the request of Raed Beydoun and Fred Yahya of Big Ray's Express Lube to obtain a Special Use, in a Class C-N (Neighborhood Commercial) District for Vehicle Repair and Service, for the property identified as Parcel Identification No. 18-06-479-067 with an address of 705 N Western Ave, Peoria IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-30 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of this request subject to the following condition:

1. Replace handicap parking sign with required R7/8 sign and \$350 fee plate.

And including the following waivers:

1. Eliminate requirement for bicycle parking.
2. Allow existing freestanding sign to remain with no changes.
3. Allow for existing exterior lighting as installed provided that it is downlit away from residential properties and public streets.
4. Allow for existing building and parking setback in place of required building line.
5. Allow for existing windows and doors as constructed.

In response to Commissioner Misselhorn's inquiry, Ms. Allison said the business had not been in operation longer than twelve (12) consecutive months, which invalidated the existing Special Use.

Chris Oswald, representing the petitioner, introduced Daniel Wilson, the manager at the location. Mr. Oswald objected to the process as the site had operated as a Vehicle Repair and Service twenty-four (24) months prior; the previous business went bankrupt, but the facility did not change.

Chairperson Wiesehan said the request must be reviewed due to the existing process. Chairperson Wiesehan encouraged Mr. Oswald to express his concern to the City Manager.