

With no interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing at 1:13p.m.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented including SPRB condition #2; seconded, by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.

Commissioner Anderson announced her abstention from Case No. PZ 16-36 due to financial interest.



CASE NO. PZ 16-36

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for a building addition on the independent living facility, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-36 into the record and presented the request. Ms. Techie provided the summary of the proposal, the requested waivers, and background of the subject property as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request with the following waivers and conditions:

- (1.) A waiver to allow the balconies as proposed, projecting approximately 4 feet into the required front yard setback along Florence Avenue.
- (2.) A waiver is requested to allow the proposed building at a height of 62 feet.
- (3.) A waiver to allow a decorative fence, approximately 3 feet in height, in front of the proposed building along Florence Avenue.
- (4.) Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
- (5.) Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
- (6.) Proposed drive approach must meet the minimum required width of 24 feet for two-way operation, measured along the property line.
- (7.) Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
- (8.) A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
- (9.) Prior to the issuance of permits, verify with Public Works that no portion of the parking lot is draining across the public right of way.
- (10.) Storm water detention may be required and must be approved by Public Works prior to the issuance of permits.
- (11.) Fire Department connection must be approved by the Fire department prior to the issuance of permits.

Commissioner Misselhorn expressed concern the rooftop screening requirement (Condition #5) was not appropriate for the project.

Ms. Techie noted the Ordinance stated the requirement when mechanical units are visible from public right-of-way. Ms. Techie said the Ordinance allows owners to paint the mechanical units to match the building.

Commissioner Viera supported Condition #5.

Charles Fisher, the architect for the project, said Ms. Techie presented the request well. Mr. Fisher said the project would complement the campus and provide community stabilization. Mr. Fisher noted no public opposition to the project. Mr. Fisher had no objection to staff conditions.

Commissioner Viera questioned the request for a 3' tall fence. Viera noted he did not object to the fence.

Mr. Fisher said the 3' tall fence would be a landscape feature.

Commissioner Misselhorn noted the fence was on the subject property and not in the public right-of-way.

Chairperson Wiesehan opened the Public Hearing at 1:32p.m.

Tom Bowers, an interested citizen, said he was not opposed to the request and supported the business. Mr. Bowers was present to represent adjacent neighbors requesting Avalon Place not be used as an entrance and exit for the construction of the development.

Commissioner Durand questioned if Mr. Bowers discussed his concern with the builders.

Mr. Bowers said he spoke to the City Councilperson but did not speak directly with the builders.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:35p.m.

Motion:

Commissioner Viera made a motion to approve the request as presented including the Site Plan Review Board conditions; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 4 to 0 with 1 abstention.

CASE NO. PZ 16-37

Hold a Public Hearing and forward a recommendation to the City Council on the request of Andy Wagenbach, of Wagenbach Builders Inc., for a Special Use for Waivers related to landscaping, street wall, setback, and roof material requirements in a Class WH (Warehouse) District, for the property located at 1112 - 1114 SW Jefferson (Parcel Identification Nos. 18-09-353-023 and 18-09-353-006), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 16-37 into the record and presented the request. Ms. Smith provided the summary of the proposal and requested waivers as outlined in the memo.

Chairperson Wiesehan left Council Chambers at 1:38p.m and reentered at 1:39p.m.

The Site Plan Review Board recommended APPROVAL of the request, with the following waivers and conditions:

Waivers

- (1.) Roof type- Waiver from LDC Section 6.6.2.B.4, metal roofs to allow a non-standing seam, ribbed steal roof.
- (2.) Street Wall - LDC Section 6.5.A.14, waiver of requirement to provide a street wall along the unbuilt building line within 8 inches of the front property line, parallel to the building addition.

Conditions

- (1.) Prior to construction, final Site Plan Review Board approval is required. The application must include a lighting plan and all required submittals.
- (2.) Landscaping must be provided as indicated on the site plan.
- (3.) All applicable permits must be obtained.

Commissioner Misselhorn questioned why building was currently under construction prior to approval.

Ms. Smith noted the petitioner applied for and received a Foundation Only Permit that advised in writing and verbally at own risk. Does not obligate commission or council to approve.

Misselhorn – form districts – warehouse district – building materials. Confused in matrix under category description appears to apply to fence not building. Allowable building materials.

Ms. Smith – 6.6.7 #2 is metal, steel,