

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

Room 400, Peoria, Illinois, October 26, 2011, a Historic Preservation Commission Meeting was held this date at 8:30 A.M., at City Hall, 419 Fulton Street, Chairperson Robert Powers presiding.

ROLL CALL

Roll call showed the following Historic Preservation Commission Members were present: Herold, Masick, Pierz, Powers - 4; Absent: Joseph, Ruckriegel, Smith - 3.

Staff Present: Kimberly Smith and Trina Bonds

MINUTES

Commissioner Masick moved to approve the minutes of the September 28, 2011 Historic Preservation Commission meeting (as outlined); seconded by Commissioner Pierz.

Approved by viva voce vote.

Yeas: Herold, Masick, Pierz, Powers – 4;

Nays: None;

Abstention: None.

Ms. Bonds swore in the public speakers that wished to give testimony today.

Chairperson Powers explained the procedures of the Commission. He also gave an overview of the Certificate of Appropriateness Finding of Facts Worksheet.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS- THE CITY OF PEORIA

(HPC 11-19) CONTINUED PUBLIC HEARING on the request of Fulvio Zerla, Zerla Properties, L.L.C. for a *Certificate of Appropriateness* for a parking lot, along with various related improvements, including a retaining wall, safety rail; and, request to remove trees at 818 W. Moss Avenue.

Ms. Smith introduced the case and gave a power point presentation. She reported that the case was continued from last month's meeting to allow the petitioner time to submit additional information about the proposal. She then provided handouts of additional information for the Commission that was related to lighting, the proposed retaining wall, and the trees that are going to be removed are also noted.

Chairperson Powers reported that the Commission would receive and file the handouts that were submitted by Staff. He then asked if there were any updates to the landscape plan.

In response to Chairperson Powers' question, Ms. Smith reported that the proposed landscaping is not changing. She commented that a letter was included in the packet from an arborist from Luthy Botanical Garden stating that due to the magnitude of the construction, he would recommend removal of the oak tree. The letter also stated that it was his opinion that it would die within 2-3 years of the construction.

Chairperson Powers reported that he would like a motion to reopen the public testimony and reported that if was not necessary for the Commission to hear the same information that was presented at last month's meeting. He then asked those who wished to provide public testimony to limit their comments to five minutes or less.

Motion

Commissioner Pierz moved to reopen the public hearing for Case No. HPC 11-19; seconded by Commissioner Herold and was approved by viva voce vote 4-0.

Fulvio Zerla, Property Owner, reported that because of concerns that were mentioned at last month's meeting, he has had a discussion with an engineer regarding the height of the wall. He stated that he has decided to use a custom place wall instead of cement block and reported that it would be much more structural sound. He explained the concrete wall in detail and referred to a sample photo that was submitted. He went on to say that he did not have the design yet.

After more comments, Mr. Zerla stated that the arborist has put together a couple plans that show that they can possibly put decorative trees along Union Hill. He stated that they will also save the benches and the two fountains. He went on to say that the arborist has indicated that the oak tree roots extend out into a great portion of the proposed parking lot. He then mentioned a water retention plan and stated that they have also put together a lighting plan.

In discussion with Chairperson Powers regarding a question on behalf of Commissioner Smith regarding a landscaping bump out for the oak tree, Mr. Zerla reported that the arborist has stated that there was no way to save the tree because it expands into the area of proposed parking lot and retaining wall. He also commented that he could not find any photos showing the trees on the site when the property was first built.

Darcy Leach, Cody Court Resident, stated that she wanted to renew her previous concerns from last month's meeting. She commented that she was happy to see that some thought had been given in regards to landscaping, but stated that it appears that the proposed trees to be put in will be below the wall and will take another 90 years before they are tall enough to provide enough shade. She then referred to a handout that she submitted and gave an overview of compromise options for the Cody Court parking lot. She explained several different options of how the parking lot could be reconfigured. She then gave a brief overview of her different plan options and stated that they could simply extend the existing lot to the width of Mr. Zerla's plan in certain areas to allow for more maneuverability. She stated that her plans could save some of the adult trees and also some of the smaller flowering trees, and would still renovate the existing parking lot.

After more comments, Ms. Leach stated that she realizes that some of the trees are not considered historic, but said that in terms of their contribution to the historic look of the property they are significant. She then commented that she was also concerned about the exit of the parking lot and stated that the increased traffic could be quite disruptive and could also cause a lot of accidents at this dangerous intersection.

Roger Sparks, Advocate for Disabled Rights, stated that his concern is regarding the drainage for the parking lot. He commented about water drainage onto the sidewalk and stated that it could be dangerous in the winter months.

Rodney Lorenz, President, Moss-Bradley Residential Association, reported that the Board reviewed Mr. Zerla's property at its August and September meeting. He stated that he was unable to attend last month's meeting and wanted to clarify the Board's reasoning for supporting the request. He explained that this is quite a large old building for their neighborhood and incidentally, it needs a lot of work. He stated that without substantial work being done, they believe it will deteriorate and become a negative value of the neighborhood. He stated that they feel that any request to update the property deserves careful consideration. He went on to say that it is clear that there is insufficient parking at this location. He stated that they also had concerns about the trees and commented that the proposal would make the property more economically viable and from that perspective they view it as an overall positive. He commented that in regards to the traffic issue, he was not impressed that there would be an issue from the parking lot. He went on to say that they strongly oppose street parking as a way of improving the parking for the proposed development. He stated that he feels street parking is a greater hazard than the entrance or exit of the parking lot.

In response to comments regarding water drainage, traffic flow and the approach to the driveway, Chairperson Powers reported that those issues were not handled by the Historic Preservation Commission. He explained that those issues will be reviewed by the Site Plan Review Board.

Marjorie Klise, Moss Avenue Resident, reported that the only point she wanted to make was that this is a case that it is really sad that they could not resolve these issues between the applicant and the neighbors in a way that was acceptable to both.

In summation, Mr. Zerla commented that he had actually met and talked in length with one of his tenants for over two hours and explained the whole situation. He commented that there are only so many options and went on to say that the costs are really astronomical. He reported that the entrance/exit will meet requirements and will be better than what is there now. He went on to say that he also agreed with previous comments that they should not count on street parking.

In discussion with Chairperson Powers regarding the proposed lighting, Mr. Zerla commented that he is amenable to decorative lighting. He then asked if any changes to his lighting plans could be approved administratively.

There being no more public testimony, Chairperson Powers closed the public hearing.

During deliberations, Chairperson Powers commented that the request is a relatively large scale project for this size property. He then clarified that the request is not to meet City code, but to meet the demands of the property owner's clients and residents.

Motion

Commissioner Pierz moved to approve Case No. HPC 11-19, per the submitted request; seconded by Commissioner Masick.

Amended Motion

After brief comments, Commissioner Pierz moved to modify his motion to approve Case No. HPC 11-19, to include administrative approval of modifications to landscaping, lighting plans, etc.; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Masick.

Motion **APPROVED** by viva voce vote.

Yeas: Herold, Masick, Powers, Pierz - 4;

Nays: None;

Abstention: None.

(HPC 11-21) PUBLIC HEARING on the request of Marjorie Klise of the Moss Bradley Revolving Fund for a *Certificate of Appropriateness* for a roof material replacement at 1405 W. Moss Avenue.

Ms. Smith introduced the case and gave a power point presentation. She reported that the request is to remove the existing slate roof and replace it with a Max Def Weathered Wood color shingle. She then passed around a brochure showing the proposed shingle.

Marjorie Klise, Moss Bradley Revolving Fund Board Member, reported that the property is owned by the Moss Bradley Revolving Fund (MBRF). She explained the process of how they sell properties and stated that the subject property was purchased by modified contract for deed in March. She explained that in getting conventional financing, the buyers could not finalize their financing without replacing the roof. She then stated that the house has since been returned back over to the MBRF.

Ms. Klise reported that architectural shingles have been done before. She stated that she is aware that Certificates of Appropriateness approvals are good for one year and asked if it would be possible to hold the approval until they are able to obtain a new owner.

Chairperson Powers clarified that the Commission is able to extend Certificate of Appropriateness approvals for up to 24 months.

In more discussion with Chairperson Powers, Ms. Klise reported that they have received an estimate showing that the cost to replace the roof with slate was over \$45,000.

Fulvio Zerla, Moss Avenue Property Owner, reported that he owns property next to the subject property. He commented that the subject property definitely needs a new roof. He stated that there has been a continuous problem and the only way to resolve it would be to remove all the slate. He went on to say that new roofing materials will approve the appearance of the home.

There being no more public testimony, Chairperson Powers closed the public hearing.

Motion

After brief comments, Commissioner Herold moved to approve Case No. HPC 11-21, per the submitted request, including an extension to 24 months; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Masick.

Motion **APPROVED** by viva voce vote.

Yeas: Herold, Masick, Powers, Pierz - 4;

Nays: None;

Abstention: None.

REQUEST TO RECEIVE AND FILE:

- Report from Staff regarding Administrative Certificates of Appropriateness issued.
- Report from Staff regarding enforcement case status.

Motion

After brief comments, Commissioner Herold moved to approve the request to receive and file Staff Reports; seconded by Commissioner Masick.

Motion **APPROVED** by viva voce vote.

Yeas: Herold, Masick, Powers, Pierz - 4;

Nays: None;

Abstention: None.

NOVEMBER MEETING CANCELLATION

The Commission acknowledged the cancellation of the November Historic Preservation Commission meeting.

PUBLIC COMMENTS

No public comments were presented for discussion.

ADJOURNMENT

The October 26, 2011 Historic Preservation Commission meeting adjourned at approximately 9:30 A.M.

Kimberly Smith, AICP, Senior Urban Planner

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