

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

A regularly scheduled Zoning Commission Meeting was held on, January 5, 2012, at approximately 1:00 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Pro Tem Miesehan presiding,

ROLL CALL

The following Zoning Commissioners were present: Chairperson Pro Tem Wiesehan, Klise, Misselhorn, and Shea – 4; Absent: Davis, Hunziker, and Unes – 3.

City Staff Present: Leah Allison and Polly Stainback

MINUTES**Motion:**

Commissioner Misselhorn motioned for approval of the minutes of the regularly scheduled Zoning Commission Meeting held on December 1, 2011, as printed; seconded by Commissioner Klise.

Approved unanimously by viva voce vote 4 - 0.

Ms. Stainback swore in those who wished to give testimony.

ZC 12-01B **PUBLIC HEARING on the request of the Islamic Center of Peoria to obtain a Special Use in a Class R-3 (Single Family Residential) District for a Cemetery for the properties identified as Parcel Identification Nos. 14-27-458-006, 14-27-458-014, and 14-27-458-015 and with a temporary address of 1500 E. Elmhurst Avenue, Peoria, IL. (Council District 3)**

Chairperson Pro Tem Wiesehan announced that there was a request for deferral until next month. He indicated the case would be heard, and then a vote taken regarding the deferral.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented details regarding the proposal and Staff's comments. She explained that Staff is requesting the Zoning Commission to consider deferral to allow for additional discussions with the City, Islamic Center, with perhaps the opportunity to utilize Springdale Cemetery as an alternate site.

Ric Creasey – Austin Engineering Company, Inc., representing the Islamic Center of Peoria, indicated the tree removal would be minimal. He also spoke regarding the waivers, indicating they would remove the requests for the fence and storage on site.

He indicated agreement to building 360 feet of road. He stated he had discussed drainage with Staff and keeping the existing drainage swale shown on the plat.

Abdul Maoued, representing the Islamic Center of Peoria, indicated they chose the proposed site based on its proximity to Springdale Cemetery, as well as its size and cost. He indicated that due to the timeline, their reference would be to proceed, and they would consider comments.

All of the following citizens spoke in opposition to this proposed location in a residential neighborhood. Mary Chamberlain; Beverly Mansfield, Conrad Wieland, Marshall Hopkins, Tamara Royer, Chad Smith, Bob Gerkin; and Linda Meisenhelter.

In summation, Mr. Creasy stated he was not planning any work on Elmhurst and was not asking for a rezoning, but rather a Special Use. He pointed out that a cemetery is allowed in an R-3 zoning district with a Special Use,

Motion:

Commissioner Misselhorn motioned to defer Case No. ZC 12-01B until the next regularly scheduled Zoning Commission Meeting (February 2, 2012, at City Hall, 419 Fulton Street, Room 400, 1:00 p.m.) The motion was seconded by Commissioner Klise.

The motion was approved unanimously by viva voce vote 4 to 0.

ZC 12-02B **PUBLIC HEARING on the request of Bill Crawford of Northwoods Development Company, LLC to amend an existing Special Use Ordinance No. 13,221, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two restaurant buildings for the property commonly known as Northwoods Mall and located at 2200 W. War Memorial Drive, Peoria, IL. (Council District 4)**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented details regarding the proposal and Staff's recommendation, with conditions.

Joe Vavrina, with HR Green, representing Bill Crawford of Northwoods Development Company, LLC and Kevin Barnes, representing Chipotle, both spoke regarding agreement with the SPRB recommendation comments, except: The request to reduce the required landscaping along Sterling Avenue due to an easement issue; and the sidewalk issue, which would result in the loss of an interior tree; plus, with no other sidewalks, it would result in an unsafe condition.

Roger Sparks, Peoria Citizen, ADA Advocate, suggested leaving the easement open along Sterling if at all possible for a future sidewalk connection.

In summation, Mr. Vavrina stated that their alternate sidewalk plan would cause the loss of one additional tree, so it would be additional points they would lose.

Motion:

Commissioner Klise motioned for approval, subject to Staff's recommendation, with conditions, except the following: Allow a waiver for trees along Sterling and the Petitioner's proposed alternative sidewalk plan. The motion was seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 4 to 0.

ZC 12-03B **PUBLIC HEARING on the request of Terry Clark of McDonald's to amend an existing Special Use Ordinance No. 13,471, as amended, in a C-2 (Large Scale Commercial) District for a Shopping Center to reduce the Front Yard Setback and add a Rooftop Sign and for the property located at 4007 W. Baring Trace, which is part of the Shopping Center located at 3901 and 3915 W. Baring Trace, and 3930 W War Memorial Drive, Peoria, IL. (Council District 4)**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented detailed information regarding the proposal, along with the Site Plan Review Board's recommendation not to support the requested waiver since additional parking spaces are not required.

Elaine Kindt, representing McDonald's, Franchise Realty Investment Group, Terry Clark, spoke regarding the proposal. She explained the need to keep the rooftop sign because it is a part of the architectural elements. She mentioned the need for five additional parking spaces was due to birthday parties being held at the PlayPlace.

Steve Kohn, representing Arby's at 6819 War Memorial, stated support for this case. He said he would like the same consideration should he request a parking variance.

Dennis Somers, representing McDonald's USA, Inc., was sworn in by Ms. Stainback. He commented on the difference in total parking and customer convenience parking. He commented that the additional parking spaces would provide safe and convenient parking for PlayPlace customers.

Motion:

Commissioner Shea motioned to approve, as requested. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 3 to 1, with Commissioner Klise voting "Nay."

ZC 12-04B **PUBLIC HEARING on the request of Bruce Neumann of Franchise Realty Investment Trust-IL to obtain a Special Permit in a Class C-2 (Large Scale Commercial) District, for a Rooftop Sign for the property identified as Parcel Identification No. 09-29-328-002 and with a temporary address of 10700 N. Centerway Drive, Peoria, IL. (Council District 5)**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented a summary of the proposal. She indicated that the Site Plan Review Board does not object to the submitted request for two rooftop signs.

Elaine Kindt, Kindt & Associates, representing Terry Clark of McDonald's indicated that this all-brick building with stone arcade would be located in the new Knoxville Shopping Center and would be ADA compliant.

Motion:

Commissioner Misselhorn motioned to approve the request. The motion was seconded by Commissioner Shea.

The motion was approved unanimously by viva voce vote 4 to 0.

OTHER BUSINESS:

Commissioners Shea asked for a report back regarding sidewalks. Commissioner Klise discussed setting precedence and encouraged the Commission to follow the Comprehensive Plan.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

Roger Sparks, Peoria citizen and ADA Advocate, concurred with the possibility of the City's requiring more connectivity.

ADJOURNMENT

Commissioner Misselhorn motioned to adjourn the Regular Zoning Commission Meeting; seconded by Commissioner Klise.

The motion was approved unanimously by viva voce vote 4 to 0.

The Zoning Commission Meeting adjourned at approximately 3:00 p.m.

Leah Allison, AICP, Senior Urban Planner
Planning and Growth Management Department

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