

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

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

ROLL CALL

The following Zoning Commissioners were present: Chairperson Hunziker, Davis, Klise, Misselhorn, Shea, and Wiesehan – 6; Absent: Unes – 1.

City Staff Present: Leah Allison and Polly Stainback

MINUTES**Motion:**

Commissioner Wiesehan motioned for approval of the minutes of the regularly scheduled Zoning Commission Meeting held on February 2, 2012, as printed; seconded by Commissioner Klise.

The motion was approved by viva voce vote.

Chairperson Hunziker 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 Hunziker announced that there was a request for deferral of this case until next month.

Motion:

Commissioner Wiesehan motioned to defer Case No. ZC 12-01B until the next regularly scheduled Zoning Commission Meeting (April 5, 2012, at City Hall, 419 Fulton Street, Room 400, 1:00 p.m.) The motion was seconded by Commissioner Klise.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, clarified that the Petitioner was requesting a deferral to allow further discussion with Springdale Cemetery representatives.

The motion was approved by viva voce vote.

ZC 12-08B PUBLIC HEARING on the request of Dan Kouri of the Lariat Club to obtain a Special Use in a Class C-1 (General Commercial) District for a Beer Garden including existing conditions for the properties located at 2232-2238 W. Glen Avenue, 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 two requested waivers. She indicated that Staff's recommendation was for approval, subject to conditions.

Roger Sparks, Peoria resident, referred to Staff's comment that the parking lot exceeds the property line and asked if they would be redoing the sidewalk to make it accessible for wheelchairs and public transportation.

Ms. Allison indicated a ROW usage permit would be required to allow that parking to remain. She also mentioned that parking blocks would have to be installed to prevent vehicles from going too far forward on the sidewalk. She said she did not have the understanding they were doing any sidewalk reconstruction work.

Motion:

Commissioner Davis motioned for approval, subject to Staff's conditions. The motion was seconded by Commissioner Wiesehan.

The motion was approved by viva voce vote.

ZC 12-09B PUBLIC HEARING on the request of Sovereign Grace MB Church to amend an existing Special Use Ordinance No. 16,477, in a Class R-4 (Single-Family Residential) District for a Church to request an extension of time to establish the Special Use for the property located at 1505 W. Martin Street, Peoria, IL. (Council District 1)

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented detailed information regarding the proposal and stated there were no waivers. She indicated Staff's recommendation was for approval of the submitted request.

Phillip Hickman, representing Sovereign Grace MB Church, indicated it is a small church without a lot of finances; and they are asking for more time to complete the construction of a parking lot.

Motion:

Commissioner Klise motioned for approval of the submitted request; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote.

ZC 12-10B PUBLIC HEARING on the request of Mark Joseph of South Side Trust & Savings Bank to amend an existing Special Use Ordinance No. 16,262, in a Class O-1 (Arterial Office) District for a Financial Institution with a Drive-Up Facility to reduce the front yard setback from 25 feet to 6 feet and increase the size of a monument sign for the property located at 4518 N. Sheridan Road, Peoria, IL. (Council District 3)

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented detailed information regarding the proposal and two requested waivers. She indicated Staff's denial of the submitted request due to the fact that the encroachment into the required front yard is not compatible with the purpose of the Sheridan Road Thoroughfare Overlay District and creates a negative effect on the surrounding properties.

Jim Hollenback, representing South Side Trust & Savings Bank, indicated the need for additional parking due to more business. He said if approved, they wanted to raise the sign, not increase its size. He said they worked to protect the residential character with their design. He commented that this was an opportunity to support a successful business.

Mark Joseph, Petitioner, South Side Trust & Savings Bank, indicated that five additional parking spaces are being requested and are needed on a regular basis. He indicated they would not be increasing the sign size and would work with Staff to make sure the signage is acceptable.

Ms. Allison expressed concern that if approved, it could set a precedent for other properties within the Sheridan Road Thoroughfare Overlay District.

Motion:

Commissioner Davis motioned to approve with one waiver of 20-foot setback to 6 feet; keep sign at 25-square feet and increase base size to eight feet tall. The motion was seconded by Chairperson Hunziker.

The motion was approved by viva voce vote.

ZC 12-11 PUBLIC HEARING on the request of Donald D. Clary to rezone property from a Class R-1 (Single-Family Residential) to a Class C-1 (General Commercial) District for the property located at 2928 W. Lake Avenue, Peoria, IL. (Council District 4)

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, explained the proposal and indicated that Staff does not object to the request to rezone the subject property. She pointed out that rezoning the property would create a nonconforming property since residential is not allowed on the ground floor of C-1 zoning. She further explained that the property could continue its use until such time the property becomes vacant for 12 consecutive months or longer, at which time residential use may not be reestablished.

Donald Clary, Petitioner, representing Clary Funeral Home, explained his reasons for this request, including eliminating "spot" zoning and allowing future improvements to the property.

Roger Sparks, Peoria resident, asked about sidewalks. Ms. Allison explained that upon redevelopment, sidewalks may be required.

Motion:

Commissioner Misselhorn motioned for approval to rezone; seconded by Commissioner Klise.

The motion was approved by viva voce vote.

ZC 12-12B **PUBLIC HEARING on the request of Peoria Notre Dame High School to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Private School and Recreational Facilities for the property identified as Parcel Identification Numbers 14-07-100-012, 14-07-100-013, 14-07-100-024, 14-07-100-025, 14-07-100-028, and 14-07-100-029 with a temporary address of 7600 N. Villa Lake Drive, Peoria, IL. (Council District 5)**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, explained the details of the proposal, which consists of two phases. She indicated there were no waivers requested, and Staff recommends approval for a Special Use of a school and recreational facilities, subject to conditions.

Emails addressed to Ms. Allison, who distributed them to Commissioners, were sent by the following residents of condos at 7501 N. Villa Lake Drive: Richard and Sue Mottor, Lou Ann Luedtke, Nick Hornickle, Ken and Connie Setterlund, Shirley Coyle, Howard Setterlund, and Randy Yaiser. Their main concerns were construction traffic and safety.

Steve Fairfield, Architect, representing Peoria Notre Dame High School, concurred with Staff's recommendation. He described the proposal and indicated his support of the project.

Roger Sparks, Peoria resident, expressed concern with the road and asked about plans for sidewalks after the school is built.

Ms. Allison explained that the first phase would have internal sidewalks serving the school grounds. She indicated that Phase 2 would include an extension of Villa Lake Drive which would include sidewalks.

Motion:

Commissioner Misselhorn motioned for approval, subject to Staff's conditions. The motion was seconded by Commissioner Klise.

Commissioner Shea requested an amendment to Staff's condition No. 3, to replace the word, "should," with the word, "shall," to read, "3) An alternate access for construction traffic shall be provided to reduce the impact on Villa Lake Drive."

Amended Motion:

Commissioner Misselhorn motioned for approval, subject to Staff's conditions, with an amendment to condition No. 3, changing the word, "should" to "shall." The motion was seconded by Commissioner Klise.

The motion was approved by viva voce vote.

ZC 12-13B

PUBLIC HEARING on the request of Jason Breede to:

- 1) Rezone property from a Class R-1 (Single Family Residential) District to a Class R-6 (Multi-Family Residential) District for the property located at 824 W Moss Avenue, and**
- 2) Rezone property from a Class R-6 (Multi-Family Residential) District to a Class R-1 (Single-Family Residential) District for the properties located at 844 & 900 W. Moss Avenue, and**
- 3) Obtain a Special Use in a Class R-6 (Multi-Family Residential) District for the Expansion of a Non-Conforming Multi-Family Residential Development, including existing conditions, for the properties located at 844 & 900 W. Moss Avenue, Peoria, IL. (Council District 2)**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, described the three requests and five waivers. She indicated that Staff's recommendation was approval of the submitted requests to rezone and obtain a Special Use, subject to conditions.

Jason Breede, Petitioner, spoke regarding details of his proposal. He indicated he had no objections to Staff's conditions.

Denise Moore, representing Spring Grove Neighborhood Association, indicated she would like for the parking lot to have proper drainage.

John Salch, nearby resident, commented that the unpaved parking lot with trash is the worse eyesore in the Moss-Bradley District and he was glad that someone is doing something. He indicated that he had no objection.

Mr. Breede indicated that he was willing to take care of the drainage.

Motion - 1) Rezone approximately 0.081 acres of land located at 824 W Moss Avenue

Commissioner Misselhorn motioned to approve Item 1): To rezone approximately 0.081 acres of land located at 824 W Moss Avenue from R-1 to R-6. The motion was seconded by Commissioner Klise.

The motion was approved by viva voce vote.

Motion – 2) Rezone approximately 0.162 acres of land located at 844 & 900 W. Moss Avenue

Commissioner Misselhorn motioned to approve Item 2): To rezone approximately 0.162 acres of land located at 844 & 900 W. Moss Avenue from R-6 (Multi-Family Residential) to R-1 (Single-Family Residential). The motion was seconded by Commissioner Klise.

The motion was approved by viva voce vote.

Motion – 3) Approve Special Use at 844 & 900 W. Moss Avenue

Commissioner Misselhorn motioned to approve Item 3): Special Use at 844 & 900 W. Moss Avenue. The motion was seconded by Commissioner Klise.

The motion was approved by viva voce vote.

Commissioners complimented Mr. Breede on his ability to make this work for so many people.

OTHER BUSINESS:

There was no other business presented for discussion.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there were no citizens to address the Commission.

ADJOURNMENT

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

The motion was approved by viva voce vote.

The Zoning Commission Meeting adjourned at approximately 2:40 p.m.

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

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