

Peoria Heights Zoning Board of Appeals Meeting Minutes on April 15, 2019

The meeting was called to order at:

The following board members were present upon roll call: Rick Picl, Tessie Bucklar, Sarah DeVore, Steve Cady, Craig Masters, Mike Woo, & Nicko Terjina.

Approval of Meeting Minutes from March 18th, 2019: Mike Woo made the motion, Tessie Bucklar seconded it.

Approval of a Site Plan for construction of a proposed commercial building located at 1001 East War Memorial Drive, Peoria Heights, Il 61616. (Pin No. 14-27-180-038) which property is currently zoned B-2 (General Retail Business District) by Gary L. Kempf, as Trustee of GLK Land Trust.

Gary Kempf explains; they would like to put a 4500 square foot addition to the existing building. In negotiations with Subway to lease the space. Everything else would stay the same. No water retention things would change because it is currently all concrete.

Tessie asks, if it would look the same as what is currently there? Gary states that it will be the same materials that are currently there, debating that they would use the concrete board that it currently has or a rock look on the corner facing War Memorial. Tessie asks about the three diagonal parking spaces that are adjacent from the drive thru, Gary explains that there would be open space and that putting the 3 parking spaces would be useful and designated for employee parking. Tessie further asks if everything on Monroe would stay the same and Gary confirms. Tessie asks if he has other tenants in mind, Gary says he has reached out to Verizon and US Cellular. They are not working as quickly. He states that he has interested from Hair Cuttery and other businesses. Rick asks for current square footage, Gary states that its around 5200 square feet. Gary states that behind the new addition there would be room for 2 additional parallel parking spots. Rick explains to the board that Gary has 10 additional parking spaces and wouldn't need the two behind the building for code. Mike asks if the new building pitches toward the alley, Gary confirms and Mike asks that he wouldn't need any further water retention. Gary explains that it will be pitched to run into the existing water retention. Tessie asks, so you are moving the water retention system to where it says new on the rendering? Gary confirms and states that in the 17 years they have had the property they have never had a problem with the water retention.

Craig states that he didn't have the documentation to review prior to this meeting. He did have a chance to talk to the neighbors and to be informed when talking to you. Rick asks, why Craig didn't have it, Craig says that it wasn't ready when he came up to get it.

Comments from the audience:

Jeanette Grubner- 3814 N Monroe; Drive thru going through the alley, is a concern. Alley is very narrow. How wide is the alley and how would it work. Rick says that when he talk to Gary, he had to make it so that they had to exit on War Memorial. Jeanette asks how the garbage would be picked up with the narrow alley. Rick and Jeanette discuss traffic flow on alley. Jeanette states that the flat area proposed, would be great and should be level with the alley. Jeanette talks with Gary asking if the whole current building is rented out and states that she would like him to consider some green space. Rick asks if she would like green space where the current concrete is or where the green space already is. Jeanette states that instead of 4500 square feet of internal building, that they create something where an outdoor seating space or some other option for landscaping.

Lisa Trimble 3803 North Monroe; has a background in urban planning. Lisa is concerned with site plan, she called the Village but no one returned her calls. Requested a site plan and everyone was nice but didn't seem like this was very accessible. Coming off the alley would be controlled by IDOT, have they been contacted and asked their opinion. Alley wasn't designed to handle a drive thru, Rick states that when he came off of the alley, it might be the widest alley in the village by the florist, and the drive thru is actually on Gary's property. Regardless the turning in on Gary's property and people will be able to drive up and down the alley. Lisa wants an engineer to look at it for a line of site problem etc. you are introducing a lot of activity in an already heavy traffic area. Board states that we have this same situation at Starbuck, McDonalds, and would now. Its worked well and we don't want people turning up the alley or back in the residential areas.

Rick states he has another question for Gary and asks him to come up to us to see the site plan. Rick gets clarification on the property lines. He points out that is where the side walk is. Rick asks if he is going into the current green space, Gary states yes, that if we get Verizon or a Hair Salon with more employees that they would need more parking spaces. Tessie states that it would be nice to have some trees, he says that he needs more parking because Helping Hands is already full on Friday and Saturday. Conversation goes back and forth with Tessie and Gary about our vision for our parking and what he thinks we need. He feels he needs more parking and Tessie states that if we had enough parking for every businesses largest days, we would be a Village full of parking lots. Gary states he has properties on Prospect and War Memorial and all of his tenants say that they need more parking. Craig asks if the privacy fence will be staying? Gary confirms yes that it would be.

Dan Callahan- 1015 E War Memorial, Owner of Greg's Florist, been there 41 years. He has a vested interest in keeping it beautiful and easy flowing. Hoping that there can be some amenities and not cram too much into the property. Appreciates that the neighbors interest in the flow of increased traffic. The alley is wide because they own part of the concrete that meet on the alley. Where will the trucks delivering the food to Subway? Gary states that it will be a semi, one day a week and he tell Dan that we can dictate where the delivery trucks have to be. Dan is worried about the condition

of the alley and that the Village needs to be conscious of it. Dan asks Gary if the circle is being removed, Gary states that it would be but it will be replaced in the same size. Dan is concerned about the 3 additional parking spaces that would remove some of the green space. He loves that our Village has green space and we are conscious of it and doesn't want that to change. He is also concerned about the water run-off, it is explained that it will go toward the alley, to a gutter, and into the water retention system. Dan continues that he is also concerned about snow removal, and where would we put it. If they use all of this land, we will have an issue with this. In summary, he thinks it will be a nice addition if we can keep some green space.

Discussion is had among the board about the three parking spaces along War Memorial and how we don't want to lose the green space. Owner of Subway, Dave Hannah is here and states that the drive thru business is 35%. Sarah asks the Dave parking lot questions, and how much parking does he need. He states that he hopes this new property is better than the current business and we need to plan for what can work for the next 15 years of growth not just right now. Tessie says that she wants a sign that says that the customers must turn right. She adds that we just want to soften the parking lots and that can be done with the green space.

Jeanette states

Gary asks that Dan how many people from his business park in the lot, Dan states about 2 an hour, Gary states that he owns the Don's sweeper building too and parking is a huge issue. Tessie asks if the 3 parking spots are a make or break. He states yes, and he has problem at all of his building. Conversation continues about the parking options.

Finding of Facts:

- 1) Yes
- 2) Yes
- 3) Some of us yes and some no
- 4) Yes
- 5) No- Want a sign directing traffic
- 6) NA
- 7) Yes

A motion to approve the site plan with a sign stating that the three parking spots are removed and that a sign is in place directing the drive through traffic can only turn right, is made by Tessie. Seconded by Sarah DeVor. Nicko states that he would like them to keep the parking spots, Steve states that can't we use some common sense to him use the florist to add green space and let them keep their parking spots. Discussion is had about adding a landscaping requirement to our code.

Motion passed with a 5-2 vote.

Mark explains to Gary and Dave that this will need to go through the Board of Trustee's and they will review independently.

Sarah states that this is her last meeting, and Rick asks if anyone else would like to volunteer to do meeting minutes. Nicko states that he would take over.

Next Meeting date is May 20th

Meeting Adjourned at 6:51 PM