

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A regularly scheduled Planning & Zoning Commission Meeting was held on May 1, 2014, at approximately 1:00 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Davis presiding.

ROLL CALL

The following Planning Commissioners were present: Chairperson Wiesahan and Commissioners Anderson, Misselhorn, Unes, Heard, Viera, and Durand – 7.

City Staff: Leah Allison, Kimberly Smith, and Shannon Techie

Chairperson Wiesehan explained the meeting procedures, and Ms. Anderson administered the swearing-in for testimonies.

MINUTES

Chairperson Wiesehan entertained a motion for approval.

Motion:

Commissioner Unes motioned for approval of the minutes of the Planning & Zoning Commission Meeting held on May 1, 2014; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 7 to 0.

CASE NO. CPZ 14-06

PUBLIC HEARING/REVIEW on the request of Michael Cochran of Austin Engineering to:

1) Amend the Official Comprehensive Plan for the City of Peoria to change the future land use designations of property currently designated Commercial and Office to High Density Residential, 2) Rezone property from a Class C-1 (General Commercial) District and a Class O-1 (Arterial Office) District to a Class R-7 (Multi-Family Residential) District, and 3) Approval of the Frye Crossing Apartments, which is a multi-family residential development for the property identified as Parcel Identification Nos. 13-11-304-002, with a temporary address of 5400 W Landens Way, and part of 13-11-304-004, with an address of 7013 N Stalworth Drive, Peoria, IL. The petitioner is proposing five (5), 12-unit buildings for a total of 60 dwelling units on 3.87 acres. (Council District 5)

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, read Case No. CPZ 14-06 into the record and presented details of the proposal. She distributed a revised site plan of the multi-family plan, which reflected Staff comments. She reported that Site Plan Review Board recommends denial of the request. She responded to Commissioners' questions.

Chairperson Wiesehan granted Privilege of the Floor to the Mr. Birch.

Devin Birch, representing Austin Engineer Company, Inc., discussed the revised site plan, which is in response to Staff's recommendation. He stated that if soils are suitable they will explore alternative paving systems and French-style drains to address storm water run-off.

Brandon Dean of Dean Custom Builders, distributed Petitioner's Exhibit A, which is a photo and drawing of the proposed building design. He explained that more brick has been added.

Eugene Rebholz, representing Liberty Villas, expressed concern that the developer had not contacted the neighbors as required from the last Planning & Zoning Commission meeting. He submitted a petitioner (Public Exhibit A) noting their objections to the project included decreased property values, increased trash and rodents from the apartments and general deterioration over time. He stated that office development would be more appropriate than multi-family.

Bobbette Pickell, Peoria Citizen and nearby neighbor, said the developer did not contact any of the neighbors since the last meeting.

Bonita Flinn, Peoria Citizen and nearby neighbor, said she is opposed due to increased traffic, noise and problems with drainage.

Marilyn Fauser, Peoria Citizen and nearby neighbor, said she prefers the parcel develop as commercial and is concerned that the apartments will not be maintained.

Liz Petrakis, Peoria Citizen and nearby neighbor, said a traffic study should be done. She stated concerns about drainage and that the developer did not contact the neighbors to discuss.

Philip Searle, Peoria Citizen and nearby neighbor, said he is opposed because of increased traffic, noise, and the deterioration of the apartments over time.

An email from Kurt Davis, a Peoria citizen and nearby neighbor was read into the record. He stated his opposition due to the conflict with the Comprehensive Plan, other adjacent undeveloped land that is zoned for multi-family, and increased traffic, noise, and litter.

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

Motion:

Commissioner Misselhorn moved to approve the request to amend the Comprehensive Plan. The motion was seconded by Commissioner Unes.

The motion passed by viva voce vote 4 to 3.
Yeas: Misselhorn, Anderson, Heard, Unes;
Nays: Wiesehan, Durand, Viera.

Commissioner Misselhorn moved to approve the request to rezone the property to R-7 Multi-family residential. The motion was seconded by Commissioner Heard.

The motion passed by viva voce vote 4 to 3.
Yeas: Misselhorn, Anderson, Heard, Unes;
Nays: Wiesehan, Durand, Viera.

Commissioner Misselhorn moved to approve the request for the Frye Crossing Multi-Family Plan, including staff's conditions of approval and the following additional conditions:

- 1) Add substantially more brick to the north façade of the two northernmost buildings.
- 2) Add more brick to the side elevation of all buildings to a minimum of approximately the window sill of the second story.

- 3) Encourage the use of stainable design features such as permeable pavers and French-style drainage systems.

The motion was seconded by Commissioner Heard.

The motion passed by viva voce vote 4 to 3.

Yeas: Misselhorn, Anderson, Heard, Unes;

Nays: Wiesehan, Durand, Viera.

CASE NO. CPZ 14-08

PUBLIC HEARING on the request of Gene Muehring of Church of Christ Northwest to amend the Official Comprehensive Plan for the City of Peoria to change the future land use designation of property currently designated High Density Residential to Office and to rezone property from a Class R-7 (Multi-Family Residential) District to a Class O-2 (Exclusive Office Park) District for the property identified as Parcel Identification No. 14-07-201-010 and located at 7722 N. Allen Road, Peoria, IL. (Council District 5)

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-08 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

Chairperson Wiesehan granted Privilege of the Floor to the Mr. Kennedy.

Dean Kennedy, representing the Church of Christ Northwest, explained the request to rezone the property.

Chairperson Wiesehan opened the floor for public testimony.

There being no public input, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to approve Case No. CPC 14-08, as presented. The motion was seconded by Commissioner Durand.

The motion was approved by viva voce vote 7 to 0.

CASE NO. CPZ 14-09

PUBLIC HEARING on the request of Brian Meginnes, of Elias, Meginnes & Seghetti, P.C. for CJ Three Investments, Inc., to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to a Class I-3 (General Industrial) District for the property located at 100 Chicago Street (Parcel Identification no. 18-17-259-015); and for a Special Use for a Towing and Impound Lot with a Junk and and Auto Graveyard. (Council District 1)

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-09 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

Brian J. Meginnes, representing CJ Three Investments, Inc., explained the request to rezone, special use, and requested waivers for the property.

There was no public testimony.

There being no public input, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to approve Case No. CPC 14-09, request to rezone the subject property from I-2 (Railroad/Warehouse Industrial) to the I-3 (General Industrial) District; and the Special Use to allow a junk and auto grave yard, with the following waivers and conditions:

Waivers:

1. Section 8.4.4.B.3. General Outdoor Storage
2. Section 8.2.6. Landscaping and Screening, Front Yard Landscaping

Conditions:

1. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.
2. No public sidewalk is required.
3. Permits must be obtained for paving, resurfacing, and the drive approach from the public right-of-way.
4. Screening of mechanical equipment and dumpsters is required.
5. Salvage must be located in the storage yard, as depicted on the site plan and application; and towing storage must be located within the building, also as depicted on the site plan and application.
6. All applicable building and fire safety codes must be met.
7. If the salvage yard should be replaced with a two or other storage lot, then the requirements of 8.4.4.B.3. must be met with respect to screening; the property may not at any time contain an unscreened towing and impound lot.

The motion was seconded by Commissioner Anderson.

The motion was approved by viva voce vote 7 to 0.

CASE NO. CPZ 14-10

PUBLIC HEARING on the request of Brian Meginnes, of Elias, Meginnes & Seghetti, P.C. for Gater 3 Properties, Inc., to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to a Class I-3 (General Industrial) District for the property located at 1918 SW Washington (Parcel Identification no. 18-17-259-016); and for a Special Use for a Towing and Impound Lot with a Junk and Auto Graveyard. (Council District 1)

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-10 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

Brian J. Meginnes, representing Gater 3 Properties, Inc., explained the request to rezone, special use, and requested waivers for the property.

There was no public testimony.

There being no public input, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to approve Case No. CPC 14-09, request to rezone the subject property from I-2 (Railroad/Warehouse Industrial) to the I-3 (General Industrial) District; and the Special Use to allow a junk and auto grave yard, with the following waivers and conditions:

Waivers:

Section 8.4.4.B.3. General Outdoor Storage, which includes storage forward of the building.

Conditions:

1. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.
2. The existing fence along Washington may remain chainlike; it is not required to be opaque.
3. No public sidewalk is required.
4. All vehicle access requires paving. Permits must be obtained for paving, resurfacing, and the drive approach from the public right-of-way.
5. Screening of mechanical equipment and dumpsters is required.
6. The junk yard/auto grave yard, and the towing and impound lot must be located as depicted on the site plan and application
7. All applicable building and fire safety codes must be met.

The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 7 to 0.

CASE NO. CPZ 14-11

PUBLIC HEARING on the request of William R. Clarke, to rezone property from a Class R-4 (Single Family) District to a Class C-G (General Commercial) District for the property located at 1419 NE Jefferson, Peoria, IL (Parcel Identification no. 18-03-253-012) (Council District 1)

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-11 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

The petitioner did not wish to speak.

Chairperson Wiesehan opened the floor for public testimony.

Larry Hanson, adjacent neighbor, mentioned an easement agreement with the petitioner; and, commented that he was once told rezoning to commercial was not appropriate at his location.

There being no additional public input, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Misselhorn moved to approve Case No. CPC 14-11, as presented. The motion was seconded by Commissioner Unes.

The motion was approved by viva voce vote 7 to 0.

CASE NO. CPZ 14-E

PUBLIC HEARING on the request of the City of Peoria to amend the Zoning Ordinance and the Land Development Code of the City of Peoria with respect to animated signs.

The case was withdrawn at the request of Staff.

CASE NO. CPZ 14-F

PUBLIC HEARING on the request of the City of Peoria to amend the Zoning Ordinance of the City of Peoria with respect to trade schools with heavy equipment/truck operators.

Shannon Techie, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-F into the record and answered questions from the commissioners.

Motion:

Commissioner Durand moved to approve Case No. CPC 14-F, as presented. The motion was seconded by Commissioner Anderson.

The motion was approved by viva voce vote 7 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

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

ADJOURNMENT

Commissioner Anderson motioned to adjourn the Planning & Zoning Commission Meeting; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 7 to 0.

The Planning & Zoning Commission Meeting adjourned at approximately 4:00 p.m.

Kimberly Smith

Kimberly Smith, AICP, Senior Urban Planner

Shannon Techie

Shannon Techie, Senior Urban Planner

Leah Allison

Leah Allison, AICP, Senior Urban Planner