

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

A meeting of the Planning & Zoning Commission was held on Thursday, February 7, 2019, at 1:12 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Mark Misselhorn, and Mike Wiesehan – 4. Commissioner's absent: Eric Heard, Richard Unes – 2.

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS

Speakers were sworn in by Megan Nguyen.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on January 3, 2019; seconded by Commissioner Ghareeb. A correction was noted on Page 2, first paragraph, to replace the word "is" with "if".

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS**CASE NO. PZ 19-04**

Hold a Public Hearing and forward a recommendation to City Council on the request of Gregory J. Tiemeier of RLI Insurance Company to amend an existing Special Use Ordinance No. 14,254 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add an Accessory Solar Facility for the properties located at 9000 N Lindbergh Dr, 9025 N Lindbergh Dr, 9106 N Lindbergh Dr, 9118 N Lindbergh Dr, 9126 N Lindbergh Dr, 9128 N Lindbergh Dr, 1021 W Bird Blvd, 1101 W Bird Blvd, 1116 W Bird Blvd, 1200 W Bird Blvd, 8903 N Hale Ave, 8919 N Hale Ave, and 9109 N Knoxville Ave, (Parcel Identification Nos. 14-05-201-016, 09-32-455-006, 09-32-455-003, 09-32-455-002, 14-05-202-017, 14-05-202-021, 14-05-201-004, 14-05-201-009, 14-05-201-005, 14-05-202-013, 09-32-451-019, 09-32-455-001, 09-32-455-005, 14-05-201-006, 14-05-201-007, 14-05-202-012, 14-05-202-019, 14-05-202-020, and 14-05-251-008), Peoria IL. (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-04 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Install sidewalks along the frontages of Bird Blvd and Hale Ave.
- 2) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
- 3) Waiver to allow alternative landscaping for front yard along Have Ave.
- 4) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

Steve Kerr, representing the petitioner, provided a summary of the solar facility and noted that an FAA Aeronautical study is underway. He requested a waiver of the sidewalks and stormwater detention requirement for the solar facility.

Chairperson Wiesehan opened the Public Hearing at 1:32 p.m. There being no public testimony, the public hearing was closed at 1:32 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Misselhorn made a motion to approve the request to amend the Special Use with the following conditions; seconded, by Commissioner Barry:

- 1) Obtain the appropriate FAA permit.
- 2) On-site stormwater detention is not required.
- 3) No installation of additional sidewalk on Bird Blvd or Hale Ave.
- 4) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
- 5) Waiver to allow alternative landscaping for front yard along Have Ave.
- 6) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Misselhorn, and Wiesehan – 4

Nays: None.

CASE NO. PZ 19-05

Hold a Public Hearing and forward a recommendation to City Council on the request of Chris George of Tartan Realty Group to amend an existing Special Use Ordinance No. 13,932 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a commercial building, with a request to waive the parking impact fee, for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The subject property is identified as Parcel Identification No. 13-11-151-027, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-05 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions:

- 1) Payment of the parking impact fee or install a porous paving system.
- 2) A free-standing sign in compliance with Unified Development Code.
- 3) Provide authorization from adjacent property owner to perform parking lot paving.
- 4) Revise the handicap parking spaces to eliminate shared access aisle.

Doug Reichl, representing the petitioner, stated that the free standing sign and handicap parking would comply with the zoning regulations. He agreed to obtain consent from the adjacent property owner prior to paving the parking lot. He further explained the requested waiver for the parking impact fee.

Chairperson Wiesehan opened the Public Hearing at 2:04 p.m. There being no public testimony, the public hearing was closed at 2:04 p.m.

Discussion on the Findings of Fact was held.

Commissioner Ghareeb made a motion to approve the special use amendment including a waiver of the parking impact fee and remaining conditions of approval by Staff, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 3 to 1.

Yeas: Ghareeb, Misselhorn, and Wiesehan – 3.

Nays: Barry - 1.

CASE NO. PZ 19-06

Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Brooks of OSF Healthcare to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Urban Farm for the properties located at 1005 S Brown St, 1007 S Brown St, 1412 W Antoinette St, 1414 W Antoinette St, 1418 W Antoinette St, 1420 W Antoinette St, 1424 W Antoinette St, 1428 W Antoinette St, 1500 W Antoinette St, 1502 W Antoinette St, 1503 W Antoinette St, 1504 W Antoinette St, 1506 W Antoinette St, 1507 W Antoinette St, 1508 W Antoinette St, and 956 S Shelley St, (Parcel Identification Nos. 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-133-017, 18-17-176-004, 18-17-176-003, 18-17-133-016, 18-17-176-002, and 18-17-133-034), Peoria IL. (Council District 1)