

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

A meeting of the Planning and Zoning Commission was held on Thursday, November 3, 2016, and began at 1:05p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Mark Misselhorn, Nick Viera, Richard Unes, Mike Wiesehan– 4. Commissioners absent: Michele Anderson, Wes Durand, and Eric Heard– 3.

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Misselhorn moved to approve the minutes of the amended Planning and Zoning Commission meeting held on October 6, 2016; seconded by Commissioner Viera.

Commissioner Misselhorn requested the following amendments to the October 6, 2016 minutes:

1. Amend comment on Page 2 or 5 to read, "Commissioner Misselhorn expressed concern the rooftop screening requirement (Condition #5) was not appropriate for the project due to the proposed building height and the building setback location."
2. Amend comment on Page 4 or 5 to read, "After questions from commissioners, Ms. Smith noted the exterior building materials required for the façade would not be included as a requirement since the addition was less than 25% of an expansion of the building site."

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS**CASE NO. PZ 16-34**

Hold a Public Hearing and forward a recommendation to City Council on the request of William Merritt to amend an existing Special Use Ordinance No 14,967 in a Class O-2 (Exclusive Office Park) District to add a 70 sq ft freestanding sign for the property identified as Parcel Identification Nos. 14-08-277-011 (N Knoxville Ave), 14-08-277-012 (N Knoxville Ave), 14-08-277-013 (7555 N Knoxville Ave), and 14-08-277-014 (7535 N Knoxville Ave), Peoria, Illinois (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-34 into the record and presented the request. Ms. Allison noted the case came before the commission on October 6, 2016; Mr. Merritt requested reconsideration of the request. Mr. Merritt objected to the condition to remove the gravel within condition #2.

The Development Review Board recommended removing the gravel/rock mulch within and adjacent to the parking lot. Ms. Allison confirmed the condition did not include the removal of gravel near the building.

Chairperson Wiesehan questioned if the petitioner's intent was to use gravel as a landscaping feature. Wiesehan inquired if the consideration may be presented as a text amendment.

Commissioner Misselhorn referred to a previous suggestion from the Zoning Commission for consideration of a text amendment to allow for gravel as a landscaping feature. Misselhorn noted the Zoning Ordinance, as written, does not allow the use of gravel/rock mulch in a parking lot. Commissioner Misselhorn said his interpretation the Zoning Ordinance restricting the application of gravel mulch was related to safety concerns.

Chairperson Wiesehan questioned the appropriateness of the use of gravel in regard to addressing the City's current CSO issues.

Commissioner Viera expressed concern the application of gravel mulch may increase current CSO issues.

Commissioner Unes referred to vapor barriers installed with wood and/or gravel mulch that may neutralize rather than increase the CSO issues discussed among the commission.

Commissioner Misselhorn noted zoning enforcement required the nonconforming gravel mulch to be removed. Misselhorn clarified the current request was separate from the previous zoning enforcement.

Ms. Allison said prior to the petitioner's request, the City notified the property owner and requested the gravel mulch be removed. The City received a letter stating the mulch would be removed; however, the gravel mulch has not been removed.

With no further interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing at 1:18p.m.

Motion:

Commissioner Misselhorn made a motion to agree with staff's conditions; seconded, by Commissioner Unes.

Commissioner Misselhorn said the mulch gravel at the subject property was well maintained. Misselhorn noted rock mulch may be more sustainable in the long run. Misselhorn supported staff's recommendation, due to the history of enforcement regarding the requirement to remove the rock mulch.

Commissioner Viera agreed with Commissioner Misselhorn. Viera noted the petitioner was not present.

The motion was viva voce vote 4 to 0.

CASE NO. PZ 16-39

Hold a Public Hearing and forward a recommendation to City Council on the request of Matthew Shoemaker of Wallick-Hendy Development Company, LLC, to obtain a Special Use to amend an existing Planned Unit Development, commonly known as Pierson Hills Phase I, for building additions, with waivers, in a Class R-6 (Multi-family residential) District, for the property located at 1720 N Great Oak Rd (Parcel Identification No. 18-06-101-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-39 into the record and presented the request. Ms. Techie provided the summary of the proposal, the requested waivers, and background of the subject property as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following waivers and conditions:

1. A waiver was requested to reduce the front yard setback from the required 30 feet to 21 feet, per the submitted site plan.
2. Parking spaces must be a minimum of 18.5' in length by 8.5' in width.
3. Provide an accessible parking space at each accessible unit.
4. All existing and proposed rooftop and ground level mechanical equipment, utilities, and dumpsters must be screened per Code requirements.
5. A transitional buffer must be provided along the west property line as required by the Unified Development Code.
6. If a sign is placed on the site, a separated application is required and the sign must meet Unified Development Code requirements.
7. Lighting may not exceed ½ footcandle, as measured at the property line, and must be downlit away from residential properties.
8. The existing fence along the west property line is in disrepair and must be removed or replaced.
9. Provide a pedestrian accessible route (PAR) between the public ROW and each accessible building. It does not need to delineate on site, but needs to be documented on the plans.
10. Replace deteriorated and non-ADA-compliant walks and curbs along property.
11. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years. The City strongly encourages the use of sustainable Best Management