

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A special meeting of the Planning & Zoning Commission was held on Thursday, July 12, 2018, at 1:00 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: Michele Anderson, Ed Barry, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioners absent: George Ghareeb– 1.

City Staff Present: Kimberly Smith and Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on July 5, 2018; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

CASE NO. PZ 18-28

Hold a Public Hearing and forward a recommendation to City Council on the request of Tim Roth, of the Vecino Natural Bridge, to obtain a Special Use for waiver(s) related to a mixed use development in the WM (West Main Form) District, for generally addressed as 839 W Main, more specifically including addresses of 839 W. Main Street, 1013 and 1029 Orange Street, 834, 838, and 842 Russell Street, and 1010, 1012, 1016, 1018 and 1022 Garfield Avenue, and identified as Parcel Identification Nos. 18-05-429-001 through 18-05-429-011, and 18-05-429-013, Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 18-28 into the record and presented the request. Ms. Smith provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

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

Conditions:

1. Provide a visual break in the building facades every 15-30 feet. This may be accomplished with arrangement of materials.
2. Submit a compliant lighting plan prior to or with building permit application.
3. All right-of-way work, including curb work must be approved by Public Works with applicable permits.
4. Site plan is conditioned on approval of associated alley vacation.
5. Obtain all applicable permits.
6. All items for which a waiver was not requested must comply with Ordinance requirements.

Waivers:

1. Waiver of definition of family to allow more than four unrelated adults to reside in a dwelling unit.
2. Waiver requested from Section UDC 6.4.A.4. (Neighborhood Center) to allow zero finished floor elevation for approximately 96 feet along the Garfield frontage of Building 1.
3. Waiver from UDC 6.4.B.3. to allow a functioning door at intervals greater than 60 feet, in this case to allow only one within greater than 120 feet.
4. Waiver requested from UDC 6.4.C.1.b. (Local Commerce) to allow an additional story, for a total of three stories in the local commerce frontage.

5. Waiver requested from UDC 6.4.C.4. (Local Commerce) to allow a finished first floor elevation of 18" above the sidewalk.
6. Waiver requested from UDC 6.4.G.2. (R-4) to allow a finished first floor elevation of 18" above the sidewalk.

Chairperson Wiesehan asked where R-4 was located on the property zoned WM.

In response to Chairperson Wiesehan's inquiry regarding zoning, Ms. Smith explained the zoning within the West Main Street Form district: R4 Frontage within the form district and R4 zoning district.

In response to Commissioner Anderson's inquiries, Ms. Smith confirmed the request was for three (3) story dwelling structure along Russell Street. In response to Commissioner Anderson's inquiry regarding the Fire Department's response to Waiver No. 3, Ms. Smith confirmed the Fire Department has reviewed the development, and will again once the final building plans are submitted and that the developer has been in contact with the Fire Department.

In response to Commissioner Misselhorn's inquiry about the landscape plan, Ms. Smith said no waivers were requested and staff felt requirements were met under "alternative compliance."

Tim Roth, petitioner, said he hosted a neighborhood meeting last week and provided a brief presentation about the Vecino Group and the proposed development. Mr. Roth said the intention was to create a community for residents that was fluid with the community and establish an environment that was engaging with the community. Mr. Roth said the plan would meet the 20% window requirement and the property would be secure with key fab entries and a gated parking lot.

Commissioner Misselhorn thanked the Vecino Group for showing interest in Peoria. In response to Commissioner Misselhorn's inquiries, Mr. Roth said; the street parking availability would satisfy their parking requirements, they would consider leasing parking spaces on the southeastern corner of the block, they bicycle parking will be installed, the project was a private development that they would own, and hire a third party property management company (Peak Management) to manage, and he agreed to all of staff's conditions.

In response to Commissioner Anderson, Mr. Roth said the marketing and design was for young professionals and (medical and/or Bradley University) students.

In response to Commissioner Unes' inquiry if Bradley University attended the neighborhood meeting, Ms. Smith said they were invited but were unable to attend.

In response to Commissioner Barry's request to summarize the comments from the neighborhood meeting, Mr. Roth said it was a two (2) hour meeting that discussed building materials, parking, landscaping, rent pricing, and property management. Mr. Roth said there was a lot of support and general questions.

In response to Commissioner Unes' inquiry regarding Section 8, Mr. Roth said that would not be involved.

In response to Commissioner Misselhorn, Mr. Roth said the development would be one phase with an expected completion date of August 2020.

Chairperson Wiesehan opened the Public Hearing at 2:00pm.

C.J. Summers, an interested citizen, attended the neighborhood meeting. Mr. Summers spoke positively about the development and also expressed concerns the building materials that he believed did not meet the intention of the code, specifically the use of Corten. Mr. Summers expressed concern the proposed façade openings (Section 6.6.3.E.2 of the Unified Development Code) was not a requested waiver.

Tim Roth, in closing, spoke to the concern regarding Corten and commented that the material required a thermal and weather barrier and it had been installed in previous projects with similar climates.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:05p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

Motion:

Commissioner Barry made a motion to APPROVE the request as presented; seconded, by Commissioner Misselhorn.

Commissioner Misselhorn supported the use of Corten and Waiver No. 2.

Commissioner Anderson spoke to the discussions regarding the standards for the West Main Form District and agreed the proposed material (Corten) met the intent of the Ordinance.

In response to Commissioner Misselhorn's inquiry, Ms. Smith said Condition No. 1 would be reviewed when the final plan is submitted for a building permit, and the visual breaks as proposed thus far met the intent of the Ordinance.

Commissioner Misselhorn echoed the positive comments stated in C.J. Summers' testimony, adding the development would be an improvement to the neighborhood and that he supported the project.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Heard, Misselhorn, Unes, Wiesehan – 6.

Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens present who wished to address the Planning & Zoning Commission at 2:15p.m.

ADJOURNMENT

Commissioner Barry moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Anderson.

The motion to adjourn was approved viva voce vote 6 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 2:16p.m.



Madeline Wolf, Development Technician