

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

A meeting of the Planning & Zoning Commission was held on Thursday, December 7, 2017, at 1:00p.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, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan- 6. Commissioners absent: None.

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Misselhorn moved to approve the minutes of the Planning & Zoning Commission meeting held on October 5, 2017; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 7 to 0.

REGULAR BUSINESS**CASE NO. PZ 17-41**

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for an assisted living facility, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for building additions and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois (Council District 2).

The Development Review Board recommended APPROVAL of the request with the following condition and waiver:

Condition:

1. Front façade along Sheridan must be constructed of same style and architecture as the current front facing façade.

Waiver:

1. Waiver to increase the maximum allowed height from forty-five (45) feet to fifty-two (52) feet, six (6) inches.

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 17-41 into the record and presented the request. Ms. Smith provided the Summary of Proposal and Requested Waiver, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

In response to Commissioner Ghareeb's question if the parking provided was adequate per code with the twenty (20) percent building addition, Ms. Smith confirmed the proposal met the parking requirements. Commissioner Ghareeb recommended a master plan for future building additions.

Charles Fisher, petitioner and architect for the project, reviewed the request. Mr. Fisher noted the project was expanding the footprint but not increasing the population density. Mr. Fisher explained the intent of the height variance was to match the height of the existing building that will complement the existing architectural aesthetic. Mr. Fisher said his team was developing a detailed landscaping plan that will be submitted to the city upon completion and will exceed zoning requirements.

Chairperson Wiesehan inquired if the front building addition would be mirrored on the south portion of the property in the future and recommended developing a comprehensive plan to indicate future building additions.

Mr. Fisher said the two proposed phases would take two years to complete; it was premature for long-term planning.

Commissioner Misselhorn complemented the temporary access for construction vehicles as outlined on the site plan.

In response to Commissioner Misselhorn inquiry of the proposed height matching the highest portion of the existing complex, Mr. Fisher said the proposed height was a carbon copy of the existing footprint. The intention of the height variance would allow the additions to match the ornamental detail of the existing buildings.

Chairperson Wiesehan opened the Public Hearing at 1:24p.m.

Susan Fralick, an interested citizen, said she appreciated the Buehler Home as neighbors. She expressed safety concerns from the construction vehicle traffic along Biltmore Avenue as that had posed issues during previous projects.

Chairperson Wiesehan referred to the site plan indicating the temporary access for construction vehicles and recommended the petitioner work with Public Works to post signage along Biltmore Avenue prohibiting construction vehicles to use the street for access to the subject property.

Mr. Fisher said the temporary access would be adequate for all construction workers for the proposed phases and referred to the designated parking for personnel on the site plan.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:30p.m.

Commissioner Misselhorn read the Findings of Fact for Special Use.

Motion:

Commissioner Ghareeb made a motion to APPROVE the request including the requested waiver; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

CASE NO. PZ 17-42

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to rezone property from a Class P-R (Prospect Road) Form District to a Class C-N (Neighborhood Commercial) District, and remove property from the Prospect Road Form District Regulating Plan, for the property located at 3618 N Prospect Road, 3612 N Prospect Road, 1312 E War Memorial Drive, and 1320 E War Memorial Drive (Parcel Identification Numbers 14-27-401-001, 14-27-401-002, 14-27-401-003, 14-27-401-004, 14-27-401-005, & 14-27-401-006), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-42 into the record and presented the request. Ms. Techie provided the Summary of Proposal and Requested Waiver, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

In response to Chairperson Wiesehan's inquiries, Ms. Techie said the request was the result of a business owner's desire to install a digital sign; digital signs were not permitted in the Prospect Road Form District. Ms. Techie reached out to all the business owners in this area and all were in agreement to rezone to CN. The City initiated the request as CN zoning would allow the best future use for this area. Ms. Techie said the proposed sign would be complementary to the area.