

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

A meeting of the Planning & Zoning Commission was held on Thursday, March 1, 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, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 7. Commissioners absent: None

City Staff Present: Shannon Techie

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Connie Duffy.

**MINUTES**

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on December 7, 2017; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 7 to 0.

**REGULAR BUSINESS****CASE NO. PZ 18-07**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jim Brummitt of 360 Home Design, LLC, for a subdivision plat, with waivers, for the property located at 902-906 W. Austin Drive (Parcel Identification No. 14-20-226-009), Peoria, Illinois (Council District 3).

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

1. A fee in lieu of sidewalk be provided for the property frontage along Austin Drive.
2. A waiver from the maximum allowed density in an R-1 (Single-Family Residential) District to allow two dwelling units on a .55 acre site.
3. A waiver from the required front and side yard setbacks in an R-1 (Single-family Residential) District to allow the existing structure to remain at the setbacks, as shown on the subdivision plat.

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 18-07 into the record and presented the request. Ms. Techie provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

Commissioners asked for a report back on the following related to sidewalk requirements:

1. If someone pays a 'fee in lieu' of sidewalk, is that fee restricted to sidewalk improvements for the subject property, or the neighborhood, or can the sidewalk fee be used for sidewalks anywhere in the City?
  - a. If a fee in lieu of sidewalk is paid by the property owner, and sidewalks are never installed, or installed sometime much later in the future, does the fee paid just sit in an account until the point that the City installs sidewalk on the subject property?
2. When a fee in lieu of sidewalk is required, how is the fee calculated; what is the cost per square foot?
3. If property owners in a particular area agree to a special assessment for the purpose of sidewalks, does that mean if a property owner already paid a fee in lieu of sidewalk, that they would not be assessed anything further?
  - a. Once a property owner pays a fee in lieu of sidewalk, does that mean they, or other future owners, have no further obligations in the future related to sidewalks associated with the subject property?

Jim Brummitt, petitioner, reviewed the request. Chairperson Misselhorn inquired if Staff's conditions were agreeable. Mr. Brummitt indicated that he accepted the requested condition and did not object to the requirement to provide a fee in lieu of installing a sidewalk

Chairperson Wiesehan opened the Public Hearing at 1:13 p.m.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:14 p.m.

Commissioner Misselhorn read the Findings of Fact for a Subdivision Plat.

**Motion:**

Commissioner Heard made a motion to APPROVE the request including waivers but removing the requirement for a fee in lieu of sidewalk; seconded, by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 7 to 0.

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

Nays: None.

**CASE NO. PZ 18-08**

Hold a Public Hearing and forward a recommendation to City Council on the request of Cindy Loos of Hanson Professional Services, Inc. for Robert Anderson of OSF Healthcare Systems, d/b/a Saint Francis Medical Center, to rezone property from a Class R-6 and R-7 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 801 NE Glen Oak Avenue (PIN 18-04-281-019), and to rezone property from a Class C-G (General Commercial) District to a Class N-1 (Institutional District) for a portion of the property located at 416 St. Mark's Court (PIN 18-04-406-029), and to rezone property from a Class R-8 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 519 NE Glendale (PIN 18-04-428-016) and 403-405 NE Perry Avenue (PIN 18-04-457-021), and to amend the Official Development Plan for a Medical Center and associated uses, Ordinance 13,153, as amended, in a Class N-1 (Institutional) District, to add property to the Official Development Plan boundary for the property located at 801 NE Glen Oak Avenue (PIN 18-04-281-019), 416 St. Marks Court (PIN 18-04-406-029), 519 NE Glendale Avenue (PIN 18-04-428-016), 403-405 NE Perry Avenue (PIN 18-04-457-021), and PIN 18-04-406-021, and to allow for, but not limited to, the demolition of existing buildings and the development of new buildings, an extension of Missouri Avenue from Armstrong Avenue to NE Glen Oak Avenue, modifications to parking areas, and updates to the campus sign plan, with waivers, in a Class N-1 (Institutional) District for the property commonly known as Saint Francis Medical Center and located at 507 E Armstrong Avenue (PIN 18-04-279-022), 703 NW Bryan Street (18-04-457-022), 510 & 519 NE Glendale (PIN 18-04-431-024 & 18-04-428-016), 420, 504, 530, 801 & 810 NE Glen Oak Avenue (PIN's 18-04-403-009, 18-04-403-013, 18-04-403-010, 18-04-403-012, & 18-04-403-011, 18-04-281-019 & 18-04-282-001), 401, 445, & 700 NE Greenleaf Street (PIN 18-04-403-008, 18-04-426-018, & 18-04-429-030), 304 E Illinois (PIN 18-04-253-001), 1344 N Knoxville Avenue (PIN 18-04-255-020), 200 E Pennsylvania Avenue (PIN 18-04-256-045), 403-405 NE Perry Avenue (PIN 18-04-457-021), 416 St. Mark's Court (PIN 18-04-406-029) and Parcel Identification Numbers 18-04-406-021, 18-04-427-003, 18-04-403-014, 18-04-260-022, 18-04-260-023, & 18-04-430-015, Peoria, Illinois (Council Districts 1 and 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 18-08 into the record and presented the request. Mr. Techie provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request, with the following conditions and waivers:

1. A waiver from current landscaping requirements for existing improvements constructed under previous versions of those requirements.
2. A waiver from Appendix A, Section 8.2.8 for parking lot perimeter landscaping requirements for parking lots at 416 St. Marks Court (PIN 1804406029) and 519 NE Glendale Avenue (PIN 1804428016) along Glendale Avenue and Fowler Street in setback variance areas, as shown on the ODP.
3. Waiver of current lighting requirements at the lot line for existing parking lots constructed under previous versions of those requirements.
4. A waiver from building and parking setbacks within the setback variances areas as noted on the plan.
5. A waiver to allow buildings within the height variation area to exceed the allowed height of 132 in an N-1 District, as shown in section 3 of the plan.