

In addition to Commissioner Misselhorn's recommendation, Commissioner Unes recommended they police the facility at closing time for cleanup. Unes thanked the petitioner for their service and noted the use was a great opportunity and a worthwhile cause.

Commissioner Anderson commented on the substantial travel distance between the existing and proposed soup kitchens. Anderson supported the request.

Commissioner Heard said he understood Mr. Ordaz's concern to ensure social services are not being duplicated. Heard supported the motion.

Chairperson Wiesehan said he agreed with the discussion. Wiesehan said the work of Mr. Odaz and the associations was commendable. Wiesehan recommended strong communication between Catholic Charities and the petitioner and associations. Wiesehan said the use was needed and suited for the subject neighborhood and people.

The motion was approved viva voce vote 5 to 0.



### **CASE NO. PZ 16-45**

Hold a Public Hearing and forward a recommendation to City Council on the request of Laura Tobben of Farnsworth Group, Inc. to amend an Official Development Plan for Unity Point Health Proctor Hospital, Ordinance No. 13,154, as amended, to add a building on the parcel addressed as 5431 N Knoxville Avenue (Parcel Identification No. 14-21-131-001) and to add the property located at 314 W Belcrest Drive (Parcel Identification No. 14-21-126-014) to the boundary of the Official Development Plan, in a Class N-1 (Institutional) District, for the property located at 5404 and 5410 N Sheridan Road and 5215, 5405, 5409, and 5431 N Knoxville Avenue, 314 W Belcrest Drive, and 500, 503, and 600 W Hidden Lane (Parcel Identification Nos. 14-21-101-002, 14-21-101-003, 14-21-101-004, 14-21-101-019, 14-21-101-023, 14-21-101-024, 14-21-101-026, 14-21-101-027, 14-21-103-014, 14-21-126-014, 14-21-129-002, 14-21-129-003, 14-21-130-001, 14-21-130-002, 14-21-130-003, 14-21-130-004, 14-21-130-005, 14-21-130-006, 14-21-130-007, 14-21-130-008, and 14-21-131-001), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-45 into the record and presented the request. Ms. Techie provided the summary of the proposal and requested waivers as outlined in the memo.

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

1. A waiver is requested from Appendix A, Section 8.5.2.A, to allow LED up lighting on the building, as opposed to the requirement for lighting to be directed downward.
2. A waiver is requested to eliminate the required TBY on the north side of the property and reduce the 25 foot perimeter yard requirement in the N-1 District, on the north side of the property, per the submitted site plan.
3. If the number of parking spaces provided exceed 150 total spaces, an additional disabled parking space will be required.
4. Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
5. Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions
6. Accessible parking spaces must 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
7. Any existing or proposed rooftop or ground level mechanical equipment, utilities, or refuse areas must be screened per Section 5-301 and 13-40(b) of the City Code.
8. Landscaping must meet Unified Development Code requirements and a landscape plan is required with the application for a building permit.
9. Apart from any waivers, exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must not shine directly onto adjacent residential properties and light sources shall be shielded from adjacent properties and shall be directed towards the ground. Lighting may not exceed ½ footcandle as measured at the property line.
10. Petitioner must work with the Park District to provide landscaping between the Unity Point property and the Park District property to the north, which meets the screening intent of a transitional buffer.

11. All proposed signage must meet Unified Development Code requirements and requires a separate application for a building permit.
12. The existing freestanding multiple message sign must conform to all Unified Development Code requirements for display (Sign content/messages contain no video, and do not move, blink, animate, flash, or behave in any other way which constitutes or implies motion).
13. A utility plan, with the number and placement of fire hydrants must be provided to the Fire Department and Illinois American Water for approval. A fire flow test is required by the Fire Department.
14. Sidewalk is required along the property frontage on Knoxville Avenue. Sidewalk is strongly recommended along the property frontage on Belcrest Drive.
15. A pedestrian accessible route shall be provided between the proposed building and the public right-of-way.
16. For any project disturbing more than 5,000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required.
17. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
18. All conditions of previous amendments to the ODP apply to this amendment.

Chairperson Wiesehan inquired about the location of a bus stop in the proposed facility.

Discussion ensued regarding the location of an existing bus stop in and adjacent to the subject property.

In response to Commissioner Misselhorn's request for more detail regarding the requirement of Condition #12 with the amendment to the ODP, Ms. Techie said motion on the multiple message sign was a violation of the Unified Development Code and can be addressed through the enforcement process; however, the ODP amendment request also provided an opportunity to bring the sign display into compliance.

Commissioner Anderson referred to Condition #14 and questioned why the sidewalk along the property frontage on Belcrest Drive was not required.

Ms. Techie noted the condition was provided by Public Works; Belcrest Drive is a private drive and the code does not require sidewalks on a private drive.

Laura Tobben, petitioner and representing Farnsworth Group, expressed her appreciation for the recommendation to approve the request. Ms. Tobben was working with the Peoria Park District to provide a functional transitional buffer yard that would meet the intent of the code. Ms. Tobben was not in support of constructing the sidewalk on the frontage of Knoxville Avenue as there were no adjoining sidewalks. Ms. Tobben requested the commission consider a waiver to not require condition #14. Ms. Tobben noted the sidewalks provided around the building and the accessible path provided to Belcrest Drive.

Commissioner Anderson was in support of sidewalks to provide a future connection between Junction City, the proposed elderly housing and the medical building at Unity Point Health Proctor Hospital. Anderson questioned if the petitioner would consider a bond in lieu of a sidewalk for future connectivity.

Ms. Tobben stated that she did not think there would be objection to a fee in lieu, but also noted the internal connectivity and the current collaboration with the Peoria Park District and Unity Point Health Proctor Hospital to provide additional connectivity between the two properties.

Commissioner Anderson supported the current collaboration to increase connectivity in the subject area.

Chairperson Wiesehan expressed concern with pedestrian accessibility to the facility.

Commissioner Unes questioned existing and proposed sidewalks from east and west in front of the hospital. Unes supported the walkway in the parking lot as the facility generates high traffic.

Ms. Tobben said the ODP provided a pathway in the parking lot and met landscaping requirements as Austin Engineering's intent was to provide that connection and to connect all of the buildings. The west portion of the parking lot would be the existing parking lot of Proctor.

Commissioner Misselhorn supported addressing Public Work's intent of the recommendation without hindering the viability of installing the Knoxville sidewalk due to the existing grade.

Ms. Tobben said she was amenable to Commissioner Misselhorn's recommendation.

Commissioner Anderson referred to Google Maps and said the site indicated the bus stop was located at the proposed driveway, within the Proctor development.

Commissioner Misselhorn encouraged the petitioner to work with City Link to provide public transit into the facility grounds. Misselhorn supported the development.

Commissioner Misselhorn read the Findings of Fact for the Official Development Plan.

**Motion:**

Commissioner Misselhorn made a motion to approve the request, with staff recommendations and waivers, with removal of the requirement for a sidewalk along the property frontage on Knoxville Avenue and the addition of the requirement to provide a sidewalk along the property frontage on Belcrest Drive. The motion was seconded by Commissioner Unes.

The motion was approved viva voce vote 5 to 0.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

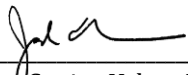
It was determined there was no interest from citizens to address the Planning and Zoning Commission at 2:44:p.m.

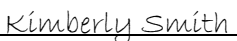
**ADJOURNMENT**

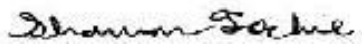
Commissioner Anderson moved to adjourn the regularly scheduled Planning and Zoning Commission Meeting; seconded by Commissioner Heard.

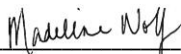
The motion to adjourn was approved viva voce vote to 5 to 0.

The Planning and Zoning Commission Meeting was adjourned at approximately 2:44p.m.

  
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Joshua Naven, Senior Urban Planner

  
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Kimberly Smith, Senior Urban Planner

  
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Shannon Techie, Senior Urban Planner

  
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Madeline Wolf, Development Technician