

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

A meeting of the Planning and Zoning Commission was held on Thursday, January 7, 2015, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Durand, Heard, Misselhorn, Viera, Wiesehan – 5. Commissioners absent: Anderson, Unes —2.

City Staff Present: Kim Smith, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES**Motion:**

Commissioner Misselhorn moved to approve the minutes of the Planning and Zoning Commission meeting held on December 3, 2015; seconded by Commissioner Heard.

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

REGULAR BUSINESS**CASE NO. PZ 15-56**

Public Hearing on the request of James Cole, of Security Fence, to Rezone Property from the CN (Neighborhood Commercial) District to I-2 (Railroad/Warehouse) District for the property located at 105 South Street and 2200 SW Washington Street (Parcel Identification Numbers 18-17-257-016 and -017), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 15-48 into the record and presented the request. The petitioner requested to rezone property from the CN (Neighborhood Commercial) District to I-2 (Railroad/Warehouse) District. Ms. Smith provided background of the property and the property characteristics as outlined in the staff report. Ms. Smith referred to the comprehensive plan. Ms. Smith relayed staff comments. Ms. Smith informed the commission the petitioner withdrew the request to obtain a Special Use for an Auto Graveyard

The Site Plan Review Board recommends APPROVAL of the proposed rezoning of the subject property from CN (Neighborhood Commercial) to I-2 (Railroad/Warehouse Industrial).

Commissioner Anderson entered Council Chambers at 1:08p.m.

Ms. Smith explained that separate from the rezoning request, Administrative review will be required for site improvements for the existing tow lot.

Ms. Smith said the review would include site triangle requirements in response to Commissioner Anderson's concern that screening at the corner would obstruct traffic.

James Cole, petitioner, spoke in support of the request for All Star Towing. Mr. Cole informed the commission the tenant was in good standing for 14 years. He agreed to adhere to the improvements discussed.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:13p.m.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented; seconded by Commissioner Heard.

Vice Chairperson Misselhorn read the Findings of Fact.

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

CASE NO. PZ 15-58

Public Hearing on the request of Scott Fehr, for Donna Malone of JCPE Investments NFP, to amend Ordinance Number 15,017, for a Special Use for an Assisted Living Facility for the property located at 2724 Reservoir Blvd (Parcel Index Numbers 14-30-302-002, -004, -and 018, and 14-30-328-001 and -031), to add the property for a parking lot expansion, located at 3627 N Rockwood (Parcel Identification Number 14-30-329-027), Peoria, Illinois (Council District 4).

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 15-58 into the record and presented the request. The expansion will net an additional 67 parking spaces, for a total of 271, 9 of which are accessible parking spaces. Ms. Smith provided the property characteristics and a summary of the proposal as outlined in the staff report. Ms. Smith relayed staff comments as outlined in the memo.

In response to Commissioner Viera's inquiry, Ms. Smith explained that the pervious parking requirement, omitted from the ordinance, was one per employee, plus one for every three residents. The complex has 125 employees, 200 residents. 105 residents have cars. Ms. Smith also informed the commission that the petitioner proposed a fence along the south (rear) and east (front) property line.

The Site Plan Review Board recommends APPROVAL of the proposed Special Use amendment to allow for an expansion of an existing parking lot.

Ms. Smith said the petitioner needed to meet landscaping points in the transitional buffer yard.

Commissioner Anderson expressed concern that the applicable fee for impervious surfaces would apply to the request.

Commissioner Viera shared Anderson's concern and said the case did not qualify for grandfathering.

Steve Kerr, representing Proctor Place, stated the need for the request. The request was to satisfy current parking demands. Mr. Kerr noted 150 out of 200 residents reside in an apartment type living environment (multi-family dwelling units). As an engineer in the Peoria area, he expressed concern satisfying the existing parking requirements for Case No. PZ 15-58 and future projects. Mr. Kerr requested approval to continue the existing fence on the south property line. In response to Commissioner Misselhorn's concern, Mr. Kerr reassured the commission the project intended to save as much landscaping as possible.

Motion:

Commissioner Anderson made a motion to approve the request; seconded by Commissioner Misselhorn.

Commissioner Viera suggested adding the continuation of the fence to the motion.

Chairperson Wiesehan requested Steve Kerr to speak to the request to continue the existing fence.

Mr. Kerr explained the request for continuing the fence was to separate the Assisted Living Facility from the neighboring residential district. The fence would also limit individuals who are not using the Assisted Living Facility from using the new parking lot.

Discussion ensued regarding the aesthetics and height of the fence.

Commissioner Misselhorn recognized the concerns of the aesthetics of the 6' fence. Misselhorn found the 6' height sensible in order to block the vehicle headlights from the surrounding residential district. Commissioner Anderson amended the motion to approve the request and allow up to and including a 6' in height fence along the south end of the property and the east side of the property on Rockwood.

Vice Chairperson Misselhorn read the Findings of Fact.

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

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There was no interest from citizens to address the commission at 1:40p.m.

The commission suggested staff needed more flexibility for hybrid or mixed uses with respect to parking requirements. The commission said the petitioner would need to demonstrate standards for administrative approval for waivers.

Chairperson Wiesehan indicated the comprehensive plan update was overdue.

ADJOURNMENT

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

Approved unanimously by viva voce vote 6 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 1:47p.m.

Kimberly Smith

Kim Smith, Senior Urban Planner

/MW