

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Special Planning Commission Meeting was held on February 5, 2014, at approximately 1:35 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Davis presiding.

ROLL CALL

The following Planning Commissioners were present: Chairperson Davis and Commissioners Anderson, Breede, Heard, Miller, and Ray – 6. Absent: Commissioners DiGiallonardo, Johnson, and Lawrence - 3.

City Staff: Leah Allison, Nick Stoffer, and Polly Stainback
Council Members: Council Members Beth Akesson and Casey Johnson

Chairperson Davis welcomed Council Members Akesson and Johnson.

Chairperson Davis explained the meeting procedures, and Ms. Stainback administered the swearing-in for testimonies.

MINUTES

There being no corrections of the minutes, Chairperson Davis entertained a motion for approval.

Motion:

Commissioner Anderson motioned for approval of the minutes of the regularly scheduled Planning Commission Meeting held on January 15, 2014, as printed; seconded by Commissioner Heard.

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

Commissioner Miller indicated she would be abstaining due to a business conflict of interest.

CASE NO. CPC 13-P

PUBLIC HEARING on the request of Robert C. Hall for Petersen Companies to: 1) Amend the Official Comprehensive Plan for the City of Peoria to change the future land use designation of property currently designated Low Density Residential and Office to Commercial and High Density Residential, 2) Approval of the First Amendment to Annexation Agreement with site plan, and 3) Approval of the Preliminary Plat of Peoria Sports Center Subdivision all for property generally located north of Parcel Identification Number 13-02-351-005, west of IL Route 91, south of Parcel Identification Number 13-02-100-005, and east of Orange Prairie Road extended. The property is identified as parcel identification number 13-02-300-004, located within the City of Peoria, IL. The Petitioner is opposing to amend the Annexation Agreement and subdivide approximately 50.55 acres. (Council District 5).

Chairperson Davis read Case No. CPC 13-P into the record.

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, presented details of the proposal for an athletic campus and sports complex with a dome and 10

baseball/softball fields. She indicated there were eight requested waivers and reported the Site Plan Review Board recommendation was to approve the proposed First Amendment to the Annexation Agreement, amendment to the Comprehensive Plan, and the Preliminary Plat, subject to two conditions.

Chairperson Davis granted Privilege of the Floor to the Petitioner.

Bob Hall, Attorney, Miller, Hall, & Triggs, indicated he was speaking on behalf of Twenty Four Corp, LLC, an affiliate of Petersen Companies. He spoke in detail regarding the proposal and addressed some general, such as the Amendment to the Comprehensive Plan, and specifics of the project, describing it and its impact. He spoke of the northwest part of Peoria having growth in the past several years, with various zonings, market driven, which had increased the tax revenue and evolved over time, with the growth being good for the City.

During his discussion, Attorney Hall presented the information provided by a Light Study; Acoustic Study of Proposed Site for Environmental Impact, prepared by Trent Keeling of Advanced Audio and Lighting; Site Traffic Analysis, prepared by David Wright, PE, of Christopher B. Burke Engineering, Ltd; and an illustration of market values. Based on the studies, he stated there would be no unreasonable impact from this project.

Attorney Hall stated that in lieu of a berm, they work out a plan with Staff for a visual screening buffer at the northwest corner from Timberbrook Subdivision. He indicated a six-foot berm would require moving the entire project. He stated that additional landscaping would help with the sound, and the berm proposed by Staff is not workable.

During discussion with Commissioners, Attorney Hall explained the rezoning request for C-2 rather than C-1 was based on a possible hotel at that site, which is allowed as a permitted use with C-2 zoning.

Nick Stoffer, Traffic Engineer, City of Peoria, Public Works Department, explained the traffic study was based on the worse scenario.

Chairperson Davis called for a recess at approximately 2:30 p.m. and reconvened the meeting at approximately 2:35 p.m. He granted Privilege of the Floor to the public.

The following nearby residents spoke in opposition to the proposal: Jennifer LaGatta, Laura Campbell, Marla Ashburn, and Stephen Ashburn. Also, a letter was received from Nick Viera, and Ms. Allison read it into the record. Their main concerns were noise and lights; increased traffic and crime; lower property values, alcohol, and quality of life. Mr. Ashburn gave a detailed presentation and pointed out that the safety concerns of increased traffic at an already dangerous intersection needed to be addressed. He recommended that the project be moved to the south side with a continuous berm and a proposal to allow two exits.

Chairperson Davis called for a brief recess at approximately 3: 45 p.m. and reconvened the meeting at approximately 3:55 p.m.

Andy Paulson, Project Manager, Twenty Four Corp, LLC/Petersen Companies, responded to Commissioners' questions and addressed neighbors' concerns. He indicated the hours of operation would be at 8:00 a.m. until 8:00 p.m. He stated it would provide Peoria a destination for people to come and the goal is to attract professional baseball, which would also provide additional business to all of Peoria.

Chairperson Davis closed the public portion of the meeting, and Commissioners deliberated.

Commissioner Breede stated he was against sprawl and noted a responsibility to the neighbors. He said his biggest concern was that they do not know what the intentions are. He said not enough was done to talk with the residents.

Motion:

Commissioner Heard moved to approve Case No. CPC 13-P as presented, including the eight waivers, and the condition of a berm, or more substantial than just trees, with trees of a height of eight feet or greater, with the intent to incorporate sustainable design within a neutral cost impact and 10:00 p.m.time limit for Field 2. The motion was seconded by Commissioner Ray.

The motion was approved by viva voce vote 4 to 1, with Commissioner Breede voting, "nay."
Commissioner Miller abstained.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there were no citizens who wanted to address the Commission.

ADJOURNMENT

Commissioner Heard motioned to adjourn the Special Planning Commission Meeting; seconded by Commissioner Breede.

The motion was approved unanimously by viva voce vote.

The Special Planning Commission Meeting adjourned at approximately 4:45 p.m.



Leah Allison, Senior Urban Planner

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