

Ed Peszek, representative of OSF Healthcare, expressed his excitement to move the project forward. He thanked the commission for their consideration.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Durand moved to approve the request as presented, seconded by Commissioner Misselhorn.

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

Commissioner Misselhorn read the findings of fact.

CASE NO. PZ 15-10

Public Hearing on the request of Steve Kerr of Mohr and Kerr Engineering and Land Surveying, PC for Terry Beachler of UTGMBH, LLC for a minor subdivision, with waivers, for the property located at 3623 N University Street (Parcel Identification Nos. 14-29-326-002 & -003), Peoria, IL (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-10 into the record and presented the request for a minor subdivision, with waivers.

Chairperson Wiesehan opened the floor for public discussion.

Steve Kerr, representative of Terry Beachler, explained why he presented the request to subdivide the property to have two addresses. Cilco will not recognize two buildings on one parcel, therefore, limiting essential services provided by Cilco. With two addresses, Cilco will be able to service both buildings.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Anderson moved to approve the request as presented, seconded by Commissioner Michelle.

The motion was approved unanimously by viva voce vote 7 to 0

Commissioner Misselhorn read the findings of fact.



CASE NO. PZ 15-12

Public Hearing on the request of Eric Reiter of Caddis Healthcare Real Estate to obtain a Special Use in a Class R-2 (Single Family Residential) District for an Assisted Living Facility for the property identified as Parcel Identification Nos. 13-02-300-002, 13-02-300-003, and part of 13-02-300-012 with a temporary address of 8201 N IL Route 91, Peoria, IL (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-12 into the record and presented the request to obtain a Special Use in R-2.

Discussion:

Senior Urban Planner, Leah Allison, answered Commissioner Unes' question of underlying zoning with the explanation that if that is the case, there will be rezoning and require special review.

Commissioner Misselhorn questioned the density due to it being a special use.

Senior Urban Planner, Allison responded affirmative as this is site plan specific; therefore, the petitioner cannot add any more units as we are in agreement with the density increase.

Commissioner Viera questioned if the development will affect city sewers and run off.

Senior Urban Planner, Leah Allison replied that they would have to provide storm water detention and obtain permits.

Chairperson Wiesehan opened discussion to the public.

Eric Reiter expressed his excitement about the opportunity to develop in the Peoria area. He addressed questions raised by the commission.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Commissioner Misselhorn read the findings of fact in regards to the case.

Motion:

Commissioner Heard moved to approve the request as presented, seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 7 to 0.

CASE NO. PZ 15-13

Public Hearing on the request of Terry Waters of Methodist Services, Inc. to rezone property from a Class I-1 (Industrial/Business Park) District to a Class N-1 (Institutional) District and to approve an Official Development Plan for the property identified as Parcel Identification Nos. 13-10-201-001 and 13-10-201-002 with an address of 5801 W Route 150, Peoria, IL (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-13 into the record and presented the request to rezone an I-1 (Industrial/Business Park) to N-1 (Institutional) and to approve an official development plan. Allison presented the summary of the proposed development plan.

Commissioner Misselhorn asked about the vacation of the Sprinkler Lane right-of-way.

Senior Urban Planner, Allison explained that the right-of-way would be returned to the subject parcels.

The commissioners continued discussion of requested waivers.

Chairperson Wiesehan opened the hearing to the public.

Bob Hall, attorney for the petitioner, spoke in support of the petition and introduced the other representatives of the case. He introduced the president of Methodist College.

Dr. Kimberly Johnston, President of Methodist College, explained the mission of Methodist College, growth of student body, and stated that the present building is not sufficient in holding potential growth as the maximum has been reached.

Laura Tobben, of Farnsworth Group, clarified the sign waivers and noted that the signs would be refaced. Ms. Tobben stated that a path to Orange Prairie Road is desired but it is not in the current development plan. She requested that the fee in lieu of constructing the sidewalk to be paid with the certificate of occupancy. She also noted that the future vacation of Sprinkler Lane would be included in the official development plan.

Senior Urban Planner Allison read two letters from the public in support of the case.

Chairperson Wiesehan closed the hearing to the public.

Commissioner Misselhorn read the findings of fact.