

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

A meeting of the Planning and Zoning Commission was held on Thursday, May 5, 2016, at 1:00p.m., at City Hall, 419 Fulton St., in Room 404.

ROLL CALL

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

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES**Motion:**

Commissioner Unes moved to approve the minutes of the Planning and Zoning Commission meeting held on April 7, 2016; seconded by Commissioner Durand.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 16-11**

Hold a Public Hearing and forward a recommendation to the City Council on the request of Laura Tobben of Farnsworth Group, Inc., for Yvonne Long of Peoria Housing Authority, to rezone property from a Class I-3 (General Industrial) District to a Class R-8 (Multi-Family Residential) District for the property located at 101 Irving Street (Parcel Identification No. 18-10-106-003), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 16-11 into the record and presented the request. Ms. Smith reviewed the proposal, the background of the property, and the analysis as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request.

Lauren Tobben, representing Yvonne Long of Peoria Housing Authority, stated her request to rezone the property from a Class I-3 (General Industrial) District to a Class R-8 (Multi-Family Residential) District. The intent of the request was for a redevelopment of a one for one exchange for Taft Homes.

Commissioner Anderson entered Room 404 at 1:08pm.

With no interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:08p.m.

Motion:

Commissioner Unes made a motion to approve the request; seconded by Commissioner Durand.

The Findings of Fact were read by Commissioner Unes.

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-12

→ Hold a Public Hearing and forward a recommendation to the City Council on a request from Camilla Rabjohns to obtain a Special Use for an Assisted Living (Sober Living) Facility in a Class R-4 (Single-Family Residential) District for the property located at 2116 N Prospect Road (Parcel Identification Nos. 14-34-378-001), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-12 into the record and presented the request. Ms. Techie reviewed the proposal and provided the background of the property as outlined in the memo.

The proposed use best fits the Land Development Code definition of Assisted Living, defined as a special combination of housing, supportive services, personalized assistance, and/or health care designed to respond to the individual needs of those who need help with activities of daily living because of age or medical condition. This includes independent living, elderly housing, nursing homes, and hospices.

The proposed use does not meet the Land Development Code definition of a halfway house or a residential treatment facility.

The Site Plan Review Board recommended APPROVAL of the request with the following conditions:

1. That the property not be transferred as a duplex and not subdivided into separate units or additional entrances/exits added. If the assisted living using is ever abandoned for a period of 2 years or more, the property would then have to be used as a single-family dwelling (one unit) or a new special use would be required. This would provide some protection of property values of the surrounding residential neighborhood, if the structure would remain as a single-family dwelling in the future.
2. One additional shade tree must be added to the front yard along Prospect.
3. A manual fire alarm system may be required; Fire Department approval is required.
4. Architectural drawings will be required for this project and must be reviewed and approved before the use can be established.
5. The maximum number of people residing at the property may not exceed 10 people, which includes both residents and house managers.

John Redlingshafer, attorney representing Camilla Rabjohns, thanked staff for working with the petitioner and for presenting the request. Mr. Redlingshafer spoke in favor of the request.

Camilla Rabjohns, petitioner, said the request was to satisfy a need for the Peoria community; Peoria does not have a Sober Living Facility. Ms. Rabjohns opened a home in Fulton County called Invictus Woods where (only) men live after substance and alcohol abuse treatment. The request to obtain a Special Use for an Assisted Living (Sober Living) Facility would provide a safe, sober, and secure place to live after Invictus Woods, prior to entering into a stimulated environment too soon after treatment. Ms. Rabjohns said the location was chosen for the large size of the home and the nearby bus route access.

Commissioner Unes questioned the funding resource for the project.

Ms. Rabjohns said Invictus Woods Inc., hosts an (annual) golf outing to raise funds to provide scholarships for occupants and/or occupants have jobs to supplement the costs.

Commissioner Unes questioned visiting hours and Ms. Rabjohns said visiting would be primarily off premise.

Mr. Redlingshafer referred to the rules for the tenants.

Fred Trine, a concerned citizen and resident of 2119 N East Street spoke against the request. He expressed concern of a negative impact on the neighborhood.

Ronald Crowell, an interested citizen and resident of 1630 NE Glen Oak Avenue, listed questions of concern for the petitioner. He expressed concern of the impact the Sober Living Facility would have with the current stress of neighborhood and requested assurance the project would add to neighborhood stability. Mr. Crowell questioned if the facility was a for-profit or non-profit operation.

James Whitfield, current resident of Invictus Woods spoke in favor of the request. Mr. Whitfield explained the value of the request for a Sober Living Facility.

Commissioner Durand directed a question to Mr. Whitfield and requested Mr. Whitfield to provide additional information to minimize the concerns discussed by neighbors.

In response to Commissioner Durand, Mr. Whitfield commented on the structure of the program.

Lisa Fisher, a concerned citizen and resident of 1329 E Hillcrest Place, questioned the regular oversight and licenses of the facility. Ms. Fisher met with Ms. Rabjohns and City Staff prior to the commission meeting, but still had concerns. Ms. Fisher was concerned the location was too close in proximity to Glen Oak Park.

Steve McMahill Sr., a resident and business owner, spoke in support of the proposed Sober Living Facility. Mr. McMahill shared his experience and encouraged the commission to support the request. He said the occupants of the Sober Living Facility wanted to give back to the community.

Vickie Louis, a supportive citizen, shared her experience as a counselor for addiction. She explained the process of addiction recovery, supported the request and Mr. McMahill's testimony.

Keith Kinney, a supportive citizen and resident of Invictus Woods, spoke in favor of the request. He had obtained a scholarship to be an occupant of Invictus Woods.

Pamela Hall Geiss, a concerned citizen, supported the concept of a Sober Living Facility but did not support the proposed location.

Stephanie Greanias, a supportive citizen, supported the request and agreed with Mr. McMahill's testimony.

Joel Miller, a supportive citizen, spoke in favor of the request. Mr. Miller shared his positive experience with Sober Living Facilities.

Justin Allen, a supportive citizen and occupant of Invictus Woods, spoke in favor of the request. Mr. Allen said the program was structured. He said the property would be maintained.

Nick Rabjohns, a supportive citizen, spoke in favor of the request and said the program was structured.

Chairperson Wiesehan referred to Code Enforcement in regard to maintenance concerns raised by citizens.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:56p.m.

Motion:

Commissioner Anderson made a motion to approve the request as presented with Conditions 1-5; seconded, by Commissioner Unes.

Discussion:

Commissioner Viera directed his question to Ms. Techie and asked if the request came before the commission due to the number of residents residing in the home. Viera asked if there were sober living facilities in Peoria

Ms. Techie addressed Viera and said yes, the maximum number of residents allowed in a single-family dwelling is 3; assisted living was a special use in the R-4 District, which required commission approval. Ms. Techie said she was not aware of whether or not there were sober living facilities in the area.

Commissioner Viera said the concerns raised by citizens were valid. Viera referred to Code Enforcement if violations occur on the property.

Commissioner Unes said he was in favor of the project. Unes said the request was positive for the neighborhood.

Commissioner Durand said the project was needed. Durand encouraged the petitioner to work with the neighbors to address concerns.

Commissioner Heard said the project was positive. Heard supported the project.

Chairperson Wiesehan agreed with Durand.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-13

Hold a Public Hearing and forward a recommendation to the City Council on a request from Kathleen Groark of Insite Inc., Verizon Wireless, and Central States Tower III, LLC, to obtain a Special Use, to add a Wireless Communication Tower Facility in a Class W-M (West Main Street Form) District, for the property commonly known as Peoria Next Innovation Center and located at 801 W Main Street, and 1013- 1017 N Douglas Street (Parcel Identification Nos. 18-05-430-011, -001, -007, & -008), Peoria, Illinois (Council District 2).

Staff respectfully requested the case be deferred to the June Planning and Zoning Commission meeting, as revised documents were requested on April 12th. Revised plans were provided to the City on April 27th, but not all requested items were addressed.

Motion:

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

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-14

Hold a Public Hearing and forward a recommendation to the City Council on a request from Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District, to add property to the boundary of the Special Use and rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (Parcel Identification No. 14-16-452-009), and add a new building to the Shopping Center (Parcel Identification No. 14-16-452-043), for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Nos. 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-14 into the record and presented the request. Ms. Techie provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Techie provided the property characteristics and history of the zoning for the property as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request with the following waiver and conditions:

1. A waiver to allow light standard signs on every light standard.
2. All conditions of previous amendments which were established will apply to this amendment.
3. All existing and new rooftop and ground level mechanical equipment, utilities and refuse areas for existing and proposed buildings must be screened per Zoning Ordinance requirements. A revised site plan is required showing the location and screening of refuse areas, mechanical equipment, and utilities.
4. Signs require a separate building permit application and must meet all code requirements.
5. Lighting may not exceed 3 foot-candles as measured at the property line.
6. The site plan shows one-way driving lanes where it is currently two-way. This will need to be clearly delineated on site.
7. A subdivision plat is required to subdivide the lot for the proposed building location.
8. New building should be compatible with existing buildings in material and design; with some flexibility to adjust floor plans, doors, building outlines, etc. to meet the needs of tenants, subject to final approval by the Site Plan Review Board.

Commissioner Unes asked if the existing entrance on Knoxville Avenue would remain.