

Mr. Naven read a letter into the record from Joseph Heinz outlining the purpose for the request. In summary, a leak in the Peoria Sanitary District contaminated Mr. Heinz's well. Currently, Mr. Heinz hauls water from Dunlap. An annexation agreement with the City of Peoria was required by Illinois American Water in order to connect to water.

In response to Commissioner Misselhorn's inquiry regarding the guidelines within the annexation agreement if the outside properties become contiguous with the city, Mr. Naven said the city will annex the property if the outside properties become contiguous with the city within twenty (20) years.

In response to Commissioner Viera's inquiry, Mr. Naven confirmed the approval of the annexation agreement would solve the water issue for the homeowner as American Illinois Water required an annexation agreement, not an annexation.

Commissioner Viera expressed concern of the cause of the leak in the Greater Peoria Sanitary District (GPSD) sewage line and the cost of city utilities expended for the property that may not pay city taxes and utilities.

Mr. Naven noted it was not uncommon to have an annexation agreement prior to the annexation acquisition.

In response to Commissioner Misselhorn inquiry, Mr. Naven noted the property owner would not incur the cost of the construction of the water main on Trigger Road but will incur the cost of the water connection.

With no further interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing at 1:32p.m.

Chairperson Wiesehan recused himself from the case due to a conflict of interest.

Vice Chairperson Misselhorn proceeded as Chairperson.

Motion:

Commissioner Anderson made a motion to approve the annexation agreement; seconded, by Commissioner Heard.

Commissioner Viera expressed concern for approval of annexations unless the petitioner may provide evidence the property would produce a net positive for the City of Peoria; however, Viera supported the request as it was unfair to withhold fresh water from a property owner.

Commissioner Heard supported the request and noted the request was generated by no fault of the homeowner.

Vice Chairperson Misselhorn supported the request and noted the importance for the commission to consider Viera's concern for future annexation requests.

The motion was viva voce vote 5 to 0 with 1 abstention.

Yeas: Anderson, Durand, Heard, Misselhorn, Viera – 5.

Nays: None.

Abstention: Wiesehan – 1.

Chairperson Wiesehan resumed position as Chairperson.

CASE NO. PZ 17-07

Hold a Public Hearing and forward a recommendation to City Council on the request of Kim Green for Bradley University to amend an Official Development Plan for Bradley University, Ordinance No. 13,361, as amended, to demolish Jobst and Baker Halls and add a new building along W Main Street on the parcel located at 1500 W Main Street (Parcel Identification No. 18-05-376-001), in a Class N-1 (Institutional) District, for the property commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-07 into the record and presented the request. Ms. Techie provided the summary of the proposal and the requested waiver, background of the subject property, and the Development Review Board Analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Gary Anna, Vice President of Business Affairs, thanked staff for presenting the request. Mr. Anna noted Kim Green, the Planning Assistant and the petitioner for this request, was present. Mr. Anna noted the transparency of the project and consequential few comments from neighbors. The proposed amendment to the Official Development Plan was consistent with the master plan in regard to the lighting plan, appearance, and parking. Mr. Anna noted the team hoped to begin construction in the summer of 2017.

Commissioner Misselhorn said the proposed development was a great addition to the community and Bradley University. Commissioner Misselhorn inquired if the petitioner agreed to staff conditions.

Mr. Anna said he agreed to all of the conditions. Mr. Anna noted Condition No. 12 would be addressed as the development was further into the construction process.

Chairperson Wiesehan supported the request and expressed his appreciation for Mr. Anna's continued dedication to the university.

Commissioner Viera supported the proposed development plan. Viera suggested softening the impact of the proposed (14) foot perimeter wall along Main Street, which could potentially be achieved through enhanced landscaping and aesthetics in this area. Viera noted the importance of the aesthetics along Main Street and the recent streetscape improvements by the city.

Mr. Anna thanked Commissioner Viera for his comments regarding the 14' wall and will consider his comments as they work through the project.

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

Motion:

Commissioner Heard made a motion to approve the request with the waiver and conditions as presented; seconded by Commissioner Durand.

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

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 17-09

Hold a Public Hearing and forward a recommendation to City Council on the request of Terry Potter to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property identified as Parcel Identification Nos. 09-31-129-001 & -002 with an address of 2713 W Second Street, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-09 into the record and presented the request. Mr. Naven noted the presented request was the result of the withdrawal of Case No. PZ 17-04 as the petitioner preferred to rezone the property to CN (Neighborhood Commercial) rather than C-1 (General Commercial). Mr. Naven provided the summary of the proposal and the Development Review Board Analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.