

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

A meeting of the Planning and Zoning Commission was held on Thursday, October 6, 2016, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

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

Commissioner Durand made a motion to amend the minutes from August 4, 2016 to note he was present under Roll Call.

Motion:

Commissioner Misselhorn moved to approve the minutes of the amended Planning and Zoning Commission meeting held on August 4, 2016; seconded by Commissioner Viera.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS **CASE NO. PZ 16-34**

Hold a Public Hearing and forward a recommendation to City Council on the request of William Meritt to amend an existing Special Use Ordinance No 14,967 in a Class O-2 (Exclusive Office Park) District to add a 70 sq ft freestanding sign for the property identified as Parcel Identification Nos. 14-08-277-011 (N Knoxville Ave), 14-08-277-012 (N Knoxville Ave), 14-08-277-013 (7555 N Knoxville Ave), and 14-08-277-014 (7535 N Knoxville Ave), Peoria, Illinois (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-34 into the record and presented the request. Ms. Allison provided the summary of the proposal and the requested waiver to allow for gravel/rock mulch adjacent to the parking areas to remain. Ms. Allison noted Condition #1 for the repair of the access gate had been completed.

The Site Plan Review Board recommended APPROVAL of the 5' tall, 70sq.ft. sign subject to the following conditions:

- (1.) Repair the access gate on the existing garbage dumpster enclosure and place garbage dumpster inside the enclosure.
- (2.) Remove gravel/rock mulch within and adjacent to the parking lot.

Chairperson Wiesehan questioned the location of the gravel/rock mulch on the subject property.

Commissioner Viera requested additional information pertaining to Condition #2.

Ms. Allison said the gravel/rock mulch material was a safety issue. Ms. Allison noted prior to the request, Zoning Enforcement required the removal of the gravel.

Brandon Zeone, representing the petitioner, said the tenants requested the installation of the proposed sign. Mr. Zeone said he was present to answer questions. Mr. Zeone said the gravel has been removed and grass seed had been planted per Barr Landscape. Mr. Zeone said condition #1 had been complete.

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

Motion:

Commissioner Misselhorn made a motion to approve the request as presented including SPRB condition #2; seconded, by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.
Yeas: Anderson, Durand, Misselhorn, Viera, Wiesehan – 5.
Nays: None.

Commissioner Anderson announced her abstention from Case No. PZ 16-36 due to financial interest.

CASE NO. PZ 16-36

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for a building addition on the independent living facility, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-36 into the record and presented the request. Ms. Techie provided the summary of the proposal, the requested waivers, and background of the subject property as outlined in the memo.

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

- (1.) A waiver to allow the balconies as proposed, projecting approximately 4 feet into the required front yard setback along Florence Avenue.
- (2.) A waiver is requested to allow the proposed building at a height of 62 feet.
- (3.) A waiver to allow a decorative fence, approximately 3 feet in height, in front of the proposed building along Florence Avenue.
- (4.) Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
- (5.) Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
- (6.) Proposed drive approach must meet the minimum required width of 24 feet for two-way operation, measured along the property line.
- (7.) Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
- (8.) A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
- (9.) Prior to the issuance of permits, verify with Public Works that no portion of the parking lot is draining across the public right of way.
- (10.) Storm water detention may be required and must be approved by Public Works prior to the issuance of permits.
- (11.) Fire Department connection must be approved by the Fire department prior to the issuance of permits.

Commissioner Misselhorn expressed concern the rooftop screening requirement (Condition #5) was not appropriate for the project.

Ms. Techie noted the Ordinance stated the requirement when mechanical units are visible from public right-of-way. Ms. Techie said the Ordinance allows owners to paint the mechanical units to match the building.

Commissioner Viera supported Condition #5.

Charles Fisher, the architect for the project, said Ms. Techie presented the request well. Mr. Fisher said the project would complement the campus and provide community stabilization. Mr. Fisher noted no public opposition to the project. Mr. Fisher had no objection to staff conditions.

Commissioner Viera questioned the request for a 3' tall fence. Viera noted he did not object to the fence. Mr. Fisher said the 3' tall fence would be a landscape feature.