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

A meeting of the Planning and Zoning Commission was held on Thursday, April 2, 2015, at 1:00 p.m., City Hall, 419 Fulton St, Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Viera, Durand, Unes – 7.

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Stephanie Rice.

MINUTES

Commissioner Anderson requested to amend the March minutes in Case #15-8 to indicate she, Commissioner Anderson, had abstained from voting.

Commissioner Viera requested the testimony of Steve Kerr on page 3 of 6 be changed to state that the trail continues to Midstate College rather than to the ICC bus stop.

Motion:

Commissioner Anderson moved to approve the minutes of the Planning and Zoning Commission meeting held on March 5, 2015 as amended. Seconded by Commissioner Viera.

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

CASE NO. PZ 15-1 Withdrawn -Replaced by PZ 15-16

Public Hearing on the request of John A. Rogers, of Farmington Road Towing, to rezone property from the CN (Neighborhood Commercial) and R4 (Single Family Residential) Districts to the I2 (Railroad/Industrial) District, located at 2330 W. Malone Ave. (18-18-258-001), 2400 W. Malone Ave. (18-18-254-012), 2402 W. Malone Ave. (18-18-254-011), 2404 W. Malone Ave. (18-18-254-010), 2401 W. Star St. (18-18-254-022), 2403 W. Star St. (18-18-254-021), 2406 W. Malone Ave. (18-18-254-009); and 2407 W. Star St. (18-18-254-020), Peoria, IL (Council District 1).

Senior Urban Planner, Kim Smith, reminded the commission that Case No. PZ 15-1 is withdrawn, replaced by Case No. 15-16; and will be discussed, as listed in the agenda.

CASE NO. PZ 15-9

Public Hearing on the request of OSF Health Care System, for a Special Use in a Class R-3 (Single Family Residential) District, for a Convent, for the property located at 2311 W. Wagner Lane (14-30-253-024), Peoria, IL (Council District 4).

Senior Urban Planner Kim Smith, Community Development Department, read Case No. PZ 15-9 into the record and presented the request for a Special Use in R-3 (Single-Family Residential).

Commissioner Viera will be abstaining from this case.

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.