

With no further interest to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:16p.m.

Motion:

Commissioner Unes made a motion to defer the request for 30 days; seconded by Commissioner Durand.

The motion was approved viva voce vote 6 to 0.

Commissioner Viera announced his abstention from Case No. PZ 17-10.



CASE NO. PZ 17-10

Hold a Public Hearing and forward a recommendation to City Council on the request of Bruce Mehl, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for an Assisted Living Facility for the property identified as Parcel Identification No. 14-19-204-014, with an address of 5200 N Hamilton Road, Peoria Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-10 into the record and presented the request. Ms. Allison provided the summary of the proposal, background of the property, and the Development Review Board analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions:

- 1) Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access.
- 2) All ground, wall, and roof top mechanical equipment must be screened from view.
- 3) Signage in compliance with the requirements of the Unified Development Code
- 4) Payment of parking impact fee or provide permeable parking surface for parking spaces in excess of 11.
- 5) Installation of sidewalk and curb along the entire property frontage on Hamilton Road and Camille Street. Drainage structures/inlets to be relocated or modified to accommodate the new sidewalk and curb.
- 6) Storm water Management in accordance with the City's recently revised Erosion, Sediment and Storm water Control Ordinance.
- 7) Installation of a fire hydrant at the south entrance. Specific location to be determined by Fire Department and ILAWC.

Commissioner Anderson expressed concern for Condition No. 4; Anderson supported the petitioner's request for 27 parking spaces. Anderson inquired if the existing parking was to remain.

Ms. Allison responded to Commissioner Anderson the intent of Condition No. 4 was to avoid over parking.

Bruce Mehl, petitioner, noted his 30 year ownership of the subject property commonly known as Wee Tee Golf, and spoke to the plan to sell the property to OSF for an Almost Home Kids facility. Mr. Mehl noted an existing facility in Naperville, Illinois. In response to Commissioner Wiesehan's inquiry. Mr. Mehl confirmed the entire 14.8 acres will be sold to OSF.

Joe Savala, representing OSF Healthcare, noted his appreciation for staff's presentation of the proposal. Mr. Savala said the plan was to develop the south east corner of the subject property and maintain the remainder of the property for community use. In regard to Condition No. 4, Mr. Savala shared Commissioner Anderson's concerns. In response to Commissioner Wiesehan's inquiry regarding the existing south parking lot, Mr. Savala noted the intent was to remove the existing parking and replace it with green space.

In response to Commissioner Anderson's inquiry regarding the number of existing parking spaces, Mr. Mehl noted eighty (80) parking spaces existed on the site.

In response to Commissioner Unes' inquiry regarding the affiliation of Almost Home Kids with the Children's Hospital, Mr. Savala said the children staying at the Almost Home Kids will arrive from the Children's Hospital as a transition to his or her primary residence.

Commissioner Misselhorn was in favor of staff's support of the project. Misselhorn noted the site plan did not include sidewalks on the west and south side of the property. Commissioner Misselhorn requested Mr. Savala speak to Condition No. 5.

Mr. Savala said the development planned to have sidewalks on the south side of the property. Mr. Savala said he will continue to work with the civil engineer and will consider staff's recommendations. In response to Commissioner Misselhorn's inquiry, Mr. Savala said all existing structures on the subject property will be removed.

Sean Larson, Civil Engineer representing OSF Healthcare, noted the grading from the existing miniature golf course will remain and trees must be removed for the installation of sidewalks on both streets.

In response to Commissioner Misselhorn's request to provide a summary of the public meetings regarding the request, Mr. Savala said the two (2) meetings were positive and neighbors were supportive. During the meeting, questions or concerns related to storm water and traffic counts were discussed. Mr. Savala noted the proposed use will generate less traffic than the existing use.

Chairperson Wiesehan opened the Public Hearing at 1:27p.m.

Colette Sluser, an interested citizen, spoke in favor of the OSF request and noted Bruce and Kelly Mehl have been great neighbors.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:29p.m.

Motion:

Commissioner Anderson made a motion to approve the request with DRB recommendations and conditions with the exclusion of Condition No. 4 and to allow 30 parking spaces; seconded, by Commissioner Misselhorn.

Commissioner Anderson referred to the discussion of allowing more spaces for an Assisted Living Facility and supported the petitioner reducing the number of existing spaces from 80 to 30. Commissioner Anderson noted her support of OSF facilities in the area.

Commissioner Misselhorn agreed with Commissioner Anderson and supported the motion. Commissioner Misselhorn noted the unique circumstances of the facility and added his preference to allow flexible parking requirements for Assisted Living Facilities. Commissioner Misselhorn said OSF Healthcare has been a good steward in the community and trusted the project would ultimately improve the storm water runoff and aesthetics of the site with the proposed request.

Commissioner Unes supported the motion. Commissioner Unes noted the mission of Almost Home Kids would be the best project for children in the area.

Chairperson Wiesehan commended OSF Healthcare for the proposed project and applauded the petitioner for his and her efforts. Chairperson Wiesehan was in support of the motion as the neighbors were in favor of the proposal.

The motion was approved viva voce vote 5 to 0.
Yeas: Anderson, Durand, Misselhorn, Unes, Wiesehan – 5.
Nays: None.
Abstention: Viera – 1.

CASE NO. PZ 17-A

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to various text amendments.