

Commissioner Misselhorn supported the request for the reasons previously stated. Commissioner Misselhorn read the Findings of Fact.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, and Wiesehan – 5.
Nays: None.



CASE NO. PZ 17-35

Hold a Public Hearing and forward a recommendation to the City Council on the request of Andrew Hagemann of the Catholic Diocese of Peoria to obtain a Special Use in a Class CN (Neighborhood Commercial) District for a Convent for the property located at 600 NE Monroe Street (Parcel Identification No 18-04-481-001) Peoria, IL (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-35 into the record and presented the request. Ms. Allison provided the Summary of the Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request including the requested waivers.

Chairperson Wiesehan inquired if the Catholic Diocese of Peoria owned the adjacent property addressed as 606 NE Monroe Street.

Chairperson Wiesehan opened the Public Hearing at 1:22p.m.

Andrew Hagemann, petitioner, spoke in favor of the request and said he appreciated the opportunity for the Special Meeting. Mr. Hagemann noted the Catholic Diocese of Peoria owned the entire block, including 606 NE Monroe Street. The request was for an addition that included a chapel and community room for the regional headquarters.

Commissioner Misselhorn inquired about the roof design. Mr. Hagemann said a new roof will be installed to create one roofline.

Chairperson Wiesehan suggested the Catholic Diocese of Peoria consider Institutional zoning.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:24p.m.

Motion:

Commissioner Ghareeb made a motion to APPROVE the request; seconded, by Commissioner Misselhorn.

Commissioner Misselhorn said the requested five (5) waivers were necessary for the existing elements of the development. Commissioner Misselhorn read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, and Wiesehan – 5.
Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined the interest from a citizen to address the Planning & Zoning Commission would be during the discussion of Agenda Item No. 6, Report Back on Sidewalk Policy and Regulations.

REPORT BACK ON SIDEWALK POLICY AND REGULATIONS

Senior Urban Planner, Leah Allison, Community Development Department, distributed and reviewed the report back regarding the sidewalk policy and regulations pertaining to the Unified Development Code, Section 1.5.B.4, Section 2.13 and Chapter 26. The memo is attached as Exhibit A.

Commissioner Misselhorn noted the intent of Question No. 1 was to ensure developers, engineers, and contractors were aware of the sidewalk requirements prior to an application submittal. Ms. Allison said the sidewalk regulations are integrated as part of the preliminary conversations with developers, engineers, and contractors.

Commissioner Ghareeb spoke in support of permeable concrete as a sustainable material when properly installed.

Commissioner Misselhorn encouraged formalizing incentives to use permeable materials.

Rodger Sparks, advocate for Disabled Rights, expressed concern regarding waivers for the installation of sidewalks that have been approved by the Planning & Zoning Commission. Mr. Sparks expressed concern for sidewalk connectivity and access to public transportation throughout the City of Peoria. Mr. Sparks expressed concern for the budgeted dollars allocated to repairing sidewalks. In response to Chairperson Wiesehan, Mr. Sparks responded the city was comparable to the surrounding region in relation to ADA accessibility.

Commissioner Ghareeb noted the additional costs tied to the requirements for ADA when installing and repairing sidewalks and inquired specific locations of concern. Mr. Sparks noted the following intersections: Fulton Street and Madison Avenue, Main Street and Monroe Street, and Kumpf Boulevard and Adams Street.

Motion:

Commissioner Misselhorn made a motion to receive and file the Report Back on Sidewalk Policy and Regulations; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Barry, Ghareeb, Heard, Misselhorn, and Wiesehan – 5.

Nays: None.

ADJOURNMENT

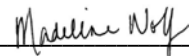
Commissioner Heard moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Ghareeb.

The motion to adjourn was approved viva voce vote 5 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 2:06p.m.



Leah Allison, Senior Urban Planner



Madeline Wolf, Development Technician