

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning and Zoning Commission was held on Thursday, August 6, 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, Durand, Unes, Viera – 7.

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Raven Fuller

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Fuller.

MINUTES

Upon review of the minutes, Commissioner Viera noted that the date on the first page should read “Tuesday, July 7th” and that on the second back “Vice Chairperson Blackwell” should be replaced with “Chairperson Wiesehan”.

Motion:

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on July 7, 2015; with corrections. Seconded by Commissioner Anderson.

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

CASE NO. PZ 15-35

PUBLIC HEARING on the request of Bremen Development, Inc for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single Family Residential) District to a Class A-1 (Agricultural) District for the property located north of Parcel Identification No. 08-35-300-030, south of Parcel Identification No. 08-35-100-025, west of Parcel Identification No. 08-35-300-026, and east of Orange Prairie Road. The property is identified as Parcel Identification No 08-35-300-037, with a temporary address of 9600 N Orange Prairie Road, Peoria, IL.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-35 into the record and presented the request to allow annexation and rezoning. Ms. Allison stated that upon annexation properties are automatically zoned R-3 and that the petitioners have requested to rezone to class A-1. Staff recommends approval.

Petitioner Mike Honegger stated that the owner purchased the land as an investment in the future. The property will remain 8 acres of farmland consisting of beans and/or corn.

There being no interest in testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Heard moved to approve as requested; Seconded by Commissioner Misselhorn.

Discussion:

Commissioner Viera stated that annexation cases are typically always approved by the commission and he disagrees with this practice. He stated that annexing properties for the sole purpose to expand allows the city to break even financially at best, and going forward, if an annexation case does not have a clearly defined project he will be voting against it.

Chairperson Wiesehan stated that he would like the City to do research in future cases that will monetize the annexation for the commission.

Commissioner Misselhorn stated that roads and utilities are already extended to this property and therefore the annexation will expand the tax base.

The motion was approved by showing of hands.

Yeas: Chairperson Wiesehan, Commissioners Anderson, Heard, Unes,

Misselhorn, Durand – 6;

Nays:, Viera –1.

CASE NO. PZ 15-37

PUBLIC HEARING on the request of Rod Hamby of Overland Properties, to rezone property from the R-4 (Single Family Residential) District to P-1 (Parking) District, for the property located at 1911 W. Martin Street (18-07-432-016) and 205 S. Western Avenue (18-07-432-010), Peoria, IL (Council District 1).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-37 into the record and presented the request to rezone from R-4 to P-1 in order to create access and parking for a retail store.

Petitioner Carla Kimmell stated that they plan to purchase the parcels upon rezoning to allow the retail establishment to create access and parking to the property. She stated that with Aldi leaving the area they are attempting to provide support to the neighborhood.

Commissioner Misselhorn asked what the store will be.

Kimmell stated that it will be a Dollar General.

Charlie Simpson, nearby resident, asked for clarification on the project. He stated that the parking lot would be located in his rear yard and wanted to know what the increase in traffic

would be to the area, if the project would raise or lower his taxes, and if there would be any potential safety concerns.

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Smith explained the function and process of the commission and stated that the case will also go to City Council. She also confirmed that a building cannot be placed in P-1 zoning.

Chairperson Wiesehan explained what a buffer is.

Gloria Smith, nearby resident, stated that she will be one house away from the parking lot. She stated that the area has no sidewalk which will lead people to walk through her yard. She stated that the expansion of business in the area makes her fearful of break-ins.

Joe Bell, neighboring resident, states that his house will be right next to the parking lot. He states that he fears people will use his driveway and that the development will cause an increase in traffic.

Commissioner Unes stated that the neighbors should also attend the City Council meeting.

Carrie Doane, neighbor, stated that she inherited a property next to the lot and she is concerned that the business will try to purchase her property. She is also concerned about the rehab work she has been doing being damaged due to the location of the business. She also stated that parking at her property is already difficult, and this will make it worse.

Kimmell stated that Denise Moore requested a meeting with all of the neighbors and that she has their best interest at heart. She stated that they have agreed to put up a fence and landscaping to properly screen the parking lot from the neighbors.

Commissioner Unes asked the petitioner which street the entrance would be located on.

Kimmell stated that it would be off of Western only, and the IDOT has approved this.

There being no interest in public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Unes made a motion to deny; seconded by Commissioner Misselhorn.

Discussion:

Commissioner Unes states that Western is one of the busiest streets and that he disagrees with adding another turn that would increase this traffic.

Commissioner Misselhorn was concerned with the single family homes and how this may damage their quality of life.

Commissioner Viera states that his biggest problem with the request is that it will cause spot zoning due to the three remaining parcels on Western Avenue.

Commissioner Anderson stated that getting in and out of the current property is already difficult but stated that the parking lot would create a great buffer from residential to commercial. She also stated that she would love to see them locate across the street at the former Aldi.

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Commissioner Durand stated that they want to be business friendly but the increased traffic on Western may be dangerous.

Vice Chairperson Misselhorn read the findings of fact.

The motion for denial was approved by showing of hands.

Yeas: Unes, Misselhorn, Durand, Viera, Heard, Wiesehan – 6;

Nays: Anderson –1.

CASE NO. PZ 15-38

PUBLIC HEARING on the request of Michael Cochran of Austin Engineering Co., Inc. for RRCO Rentals, LLC, to obtain a Special Use for a blood plasma donation center and associated building addition, in a Class C-N (Neighborhood Commercial) District, for the property located at 1902-1912 N Sheridan Road (PIN's 14-33-352-009 & -008), Peoria, Illinois. (Council District 2).

This case was respectfully requested to be deferred for an additional 30 days.

Motion:

Commissioner Durand made a motion to defer Case No. PZ 15-38 for an additional 30 days. The motion was seconded by Commissioner Misselhorn.

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

CASE NO. PZ 15-40

PUBLIC HEARING on the request of Tommy Arbuckle, AFE Construction, for a Special Use in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, for the property located at 1021, 1027, 1029 and 1031 Lincoln Avenue (Parcel Identification Nos. 18-08-462-025, -024, -023; and -022), Peoria, IL (Council District 1).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-40 into the record and presented the request. Staff Recommends approved with conditions and waivers.

Commissioner Unes asked why staff requested the front doors to face the street.

Smith replied that it is required by the land development code.

Commissioner Anderson also replied that the doors facing the street is for aesthetic purposes.

Chairperson Wiesehan states that the code was written as such to keep properties standard with the neighborhood design.

Petitioner Tommy Arbuckle asked if he could answer any commissioner questions.

Commissioner Durand asked the petitioner why the doors are facing inward.

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Arbuckle responded that this was to create a community feel within the units. Residents in the unit will be able to see each other and use the courtyard as a common place.

Commissioner Viera stated that he liked the idea of the project but that the design is uninspired. He stated that spreading out the units more is great but the facades could be made to look more like a front door to achieve the intent of the code.

Arbuckle stated that they will do whatever council tells them to do.

There being no additional public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Misselhorn moved to approve with staff recommended conditions and waivers; Seconded by Commissioner Anderson.

Discussion:

Commissioner Anderson states that she understands the layout creating a community feel within the complex, but it will separate the residents from the rest of the neighborhood.

Commissioner Heard states that he thinks the courtyard makes sense and he is in favor of the layout.

Commissioner Unes stated that the residents who live on the ends will be excluded from the complex community if the doors are moved from their current layout.

The motion was approved by showing of hands.

Yeas: Chairperson Wiesehan, Commissioners Anderson, Viera, Misselhorn,
Durand – 4;

Nays: Unes, Heard –2.

CASE NO. PZ 15-39

PUBLIC HEARING on the request of River Trail Drive, L.P. and West Point Builders and Developers, to subdivide property, with waivers, located at the foot of Morton Street (18-03-382-003), Peoria, IL (Council District 1).

This case was respectfully requested to be deferred for an additional 30 days.

Motion:

Commissioner Misselhorn made a motion to defer Case No. PZ 15-39 for an additional 30 days. The motion was seconded by Commissioner Heard.

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

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CASE NO. PZ 15-31

PUBLIC HEARING on the request of Desmond Curran of River Trail Drive, L.P. and West Point Builders and Developers, to rezone property from R-3 (Single Family Residential) District to R-8 (Multi-Family Residential) District, and for a Multi-Family Plan, with possible waivers, for the property located at the foot of Morton Street (part of 18-03-382-003), Peoria, IL (Council District 1).

This case was respectfully requested to be deferred for an additional 30 days.

Motion:

Commissioner Misselhorn made a motion to defer Case No. PZ 15-31 for an additional 30 days. The motion was seconded by Commissioner Heard.

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

DISCUSSION ON THE CREATION OF A UNIFIED DEVELOPMENT CODE

Senior Urban Planners Shannon Techie and Leah Allison, Community Development Department, explained the need to standardize the development code and subdivision ordinances into one code. They stated that this will make development easier for both the public and the commission. They explained the need for three special meetings to discuss the changes that staff has created.

After discussion of schedules, Commissioner Anderson announced that the commission will meet for three special meetings scheduled August 27th, September 10th, and September 24th from 9-11 am.

Commissioner Viera suggested that staff look into adding tables, pictures, and examples of codes within the document so that more people may understand the intent.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

Rudolf Habben of Peoria Heights shared his thoughts on the River Trail Drive, cases PZ 15-39 and PZ 15-31 that were deferred. He stated that he believes they are putting too many apartments into a small area. He stated parking concerns as well as storm water issues.

Joyce Blumenshine of Peoria shared her thoughts on the River Trail Drive, cases PZ 15-39 and PZ 15-31 that were deferred. She questioned why TIF funds from the project are not allocated to district 150. She also mentioned that there was no assessment done for special events that are held downtown and that this will cause parking and driving issues. She also stated that the

train may block entrance and exit to the apartments which could be a safety concern for fire vehicles and ambulances.

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Henry Sinclair of Peoria shared his thoughts on the River Trail Drive, cases PZ 15-39 and PZ 15-31 that were deferred. He agreed with Blumenshine's points and reiterated to importance of emergency access while a train may be passing. He also stated the historical importance of the property and lack of similar green space in the region.

ADJOURNMENT

Motion:

Commissioner Durand moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Anderson.

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

The Planning and Zoning Commission adjourned at approximately 3:05 p.m.

Shannon Techie, Senior Urban Planner

Leah Allison, Senior Urban Planner

Kimberly Smith, Senior Urban Planner