

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

A meeting of the Planning & Zoning Commission was held on Thursday, December 6, 2018, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioner's absent – none.

City Staff Present: Leah Allison and Megan Nguyen

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Megan Nguyen and George Ghareeb.

MINUTES

Commissioner Misselhorn moved to approve the minutes of the Planning & Zoning Commission meeting held on October 4, 2018; seconded by Commissioner Heard.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS **CASE NO. PZ 18-37**

Hold a Public Hearing and forward a recommendation to City Council on the request of Srinivas Jujjavarapu and Wiebler Family L.P. for approval of an Annexation Petition and Consolidated Initial and Amended/Restated Annexation Agreement with a request to rezone a portion of the property (upon annexation) from a Class R-3 (Single Family Residential) District and a portion of the property from a Class R-6 (Multi-Family Residential) District to a Class (C-1 General Commercial) District, and approval of a Preliminary Plat for Bhavani Subdivision, all for the property generally located west of IL Route 91, north of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road, and south of Parcel Identification No. 08-35-300-027. The property is identified as Parcel Identification Nos. 08-35-300-030 and 08-35-300-023, located within the City of Peoria and Peoria County, IL. The petitioners are proposing to annex approximately 7.4 acres. (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-37 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

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

- 1) Page 7, Paragraph 4. B – Remove car washes, retail auto parts sales, and medical and other professional offices
- 2) Page 17, Paragraph P – City requests removing fee in lieu. Pursuant to the Complete Streets policy, bike/walk trails are required with the construction of public infrastructure (i.e streets).
- 3) Page 17, Paragraph R – City does not support request to waive storm water utility fee.

Bob Hall of Miller, Hall & Triggs, representing the petitioners, explained reason for the additional annexing property and a summary of the proposed agreement.

Chairperson Wiesehan opened the Public Hearing at 1:40 p.m.

Dan Hellige, concerned citizen, expressed concerns for uses on Lot 1 and their proximity to his residence.

Mike Cochran of Austin Engineering, answered questions and identified the intended uses of buildings on Lots 2 – 5.

Discussion ensued on the bike/walk trail fee and timing of installation.

Chairperson Wiesehan closed the Public Hearing at 2:25 p.m

Motion:

Commissioner Misselhorn made a motion to approve the requested annexation, seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.

A recess was called at 2:32 pm. The meeting resumed at 2:36 pm.

Commissioner Misselhorn made a motion to approve, per Staff's recommendation, the proposed annexation agreement, seconded by Commissioner Barry with the following conditions:

- 1) Delete Hotels/Motels and Auto Dealerships as permitted uses from the Page 7, Paragraph 4. B of the annexation agreement. Such uses shall be special uses per the Unified Development Code.
- 2) Bike/walk trail is required with the construction of public infrastructure. No fee in lieu of construction.
- 3) No waiver of the storm water utility fee.

The motion FAILED by show of hands 2 to 4.
Yeas: Barry and Misselhorn – 2.
Nays: Ghareeb, Heard, Unes, and Wiesehan – 4.

Commissioner Ghareeb made a motion to approve, per Staff's recommendation, the proposed annexation agreement, seconded by Commissioner Heard with the following conditions:

- 1) Delete Hotels/motels and Auto Dealerships as permitted uses from the Page 7, Paragraph 4. B of the annexation agreement. Such uses shall be special uses per the Unified Development Code.
- 2) Bike/walk trail to be installed upon the commencement of development on Lots 1 or 6, or when the bike/walk trail is constructed on the north or south properties.
- 3) No waiver of the storm water utility fee.

The motion was APPROVED by show of hands 5 to 1.
Yeas: Ghareeb, Heard, Misselhorn, Unes, and Wiesehan– 5.
Nays: Barry – 1.

Vice Chairperson Misselhorn read the Findings of Fact for rezoning.

Commissioner Heard made a motion to rezone the property as requested, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.

Vice Chairperson Misselhorn read the Findings of Fact for the preliminary plat.

Commissioner Barry made a motion to approve the proposed preliminary plat, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.