

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 1, 2017, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Michele Anderson, Eric Heard, Christopher Triebold, Richard Unes, and Chairperson Mike Wiesehan- 5. Commissioners absent: Mark Misselhorn, Nick Viera- 2.

City Staff Present: Leah Allison, Joshua Naven, Shannon Techie, Madeline Wolf

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Madeline Wolf.

**MINUTES**

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on May 4, 2017; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS****CASE NO. PZ 17-11**

Hold a Public Hearing and forward a recommendation to City Council on the request of Ahsan Usman to amend an existing Special Use Ordinance Nos. 14,028 and 16,174, as amended, in a Class C-1 (General Commercial) District for a Hotel, to construct a building addition and utilize portions of an existing building for an Assisted Living Facility, for the property identified as Parcel Identification No. 14-30-101-007 with an address of 2726 W Lake Avenue, Peoria IL (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-11 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers, background of the subject property, the Development Review Board Analysis, and the Development Review Board recommendation as outlined in the updated memo distributed to the commission prior to the meeting.

The Development Review Board recommended APPROVAL of the proposed Assisted Living Facility subject to the following conditions:

1. Provide a revised landscape plan which is in compliance with the requirements of Section 8.2 of the Unified Development Code for landscaping.
2. Payment of \$2,000 parking impact fee or provide permeable parking surfaces.

Commissioner Unes questioned if the Assisted Living Facility and the Hotel (Motel 6) would be two separate structures.

Chairperson Wiesehan questioned the height of the adjacent hotel, known as Spring Hill Suites.

Commissioner Anderson questioned the height of the building addition.

Steve Kerr, representing the petitioner, said the intent of the design was to limit the building encroachment and minimize the setback waiver. Mr. Kerr clarified the third entrance was existing, the height of the building addition was 58'1" to the tallest point of the cupola, and there would be seventy-eight (78) rooms in the Assisted Living Facility. Mr. Kerr clarified the additional eight (8) units did not alter the footprint of the building.

Himanshu J. Modi, engineer for the project, said the hotel and the Assisted Living Facility will not be connected and there will be a five (5) foot separation. The existing building and the newly constructed building for the Assisted Living Facility, will be connected. In response to Commissioner Anderson's inquiry, Mr. Modi said the development will comply with Fire and Life Safety Codes.

In response to Commissioner Anderson's inquiry, Mr. Modi confirmed some of the views for the rooms would be a blank wall.

In response to Commissioner Unes' concern regarding security, Mr. Modi said all the entrances are controlled.

In response to Chairperson Wiesehan's inquiry, Mr. Modi said the height of the existing building was eighteen (18) feet.

Chairperson Wiesehan supported the development without the cupola.

In response to Commissioner Unes' inquiry, Mr. Modi said the timeframe for completion would be 12-16 months.

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

**Motion:**

Commissioner Triebold made a motion to approve the request with staff conditions; seconded, by Commissioner Heard.

Commissioner Heard supported a future expansion of use for buildings to be an Assisted Living Facility. Commissioner Heard supported the motion and said the development was a benefit to the area.

Commissioner Unes disagreed with Commissioner Heard due to past property management practices. Commissioner Unes' main concern was safety.

Commissioner Heard noted the new ownership and significant investment of the property.

Chairperson Wiesehan supported the motion, adding the height of the adjacent hotel (Spring Hill Suites) was taller than the height for the proposed development.

Commissioner Anderson did not support the motion because the new construction was too big for the site and the five (5) foot building separation would not be aesthetically pleasing to tenants. Commissioner Anderson noted the public testimony in opposition at the April meeting.

Ms. Allison read the following public testimony from the April 6, 2017 Planning and Zoning Commission meeting into the record:

Cliff Gunther, a concerned citizen, expressed concern for property maintenance, limited onsite parking, minimal public transportation services, and lack of sidewalks on the subject property.

Commissioner Anderson read the Findings of Fact for Special Use.

The motion was approved viva voce vote 4 to 1.

Yeas: Heard, Triebold, Unes, and Wiesehan – 4.

Nays: Anderson – 1.

**CASE NO. PZ 17-16**

Hold a Public Hearing and forward a recommendation to City Council on the request of Zhichao Tan and Hong Zhang for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single-Family Residential) District to a R-2 (Single-Family Residential) District for the property located east of Koerner Road and addressed as 6025 W Eaglecreek Drive. The property is also identified as Parcel Identification No. 13-10-452-002, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-16 into the record and presented the request. Mr. Naven provided the summary of the proposal and the Development Review Board analysis as outlined in the memo. Mr. Naven noted the property was subdivided and developed with the Chadwick Estates Subdivision but was inadvertently left out of the annexation process. In response to Chairperson Wiesehan's inquiry, Mr. Naven reported the total of six (6) homes received notification of the