

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning and Zoning Commission was held on Thursday, August 4, 2014, at 1:00 p.m., Peoria Police Department, 600 SW Adams Street, Room 102.

ROLL CALL

The following Planning and Zoning Board Commissioners were present: Chairperson Pro Tem Misselhorn, Commissioners Anderson, Durand, Heard, Unes, Viera, - 6. Absent: Chairperson Wiesehan - 1.

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Commissioner Anderson.

MINUTES

Chairperson Pro Tem Misselhorn moved to approve the minutes of the Planning and Zoning Commission meeting held on July 3, 2014. Seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-14

PUBLIC HEARING on the request of Christine Kahl, South Side Office of Concern, to establish a Multifamily Plan in a Class R-7 (Multifamily Residential) District, at 708-716 Wayne Street; 804-812 NE Glendale Avenue; and 709 - 719 Morgan (18-04-434-001 through -005; and 18-04-434-007 through -013), Peoria, IL (Council District 1)

Stating for the record, Commissioner Anderson announced she would be abstaining from voting on this case due to a possible conflict of interest with her employer.

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case PZ 14-14 into the record and presented a summary of the proposal. She stated that the case was previously heard by the Commission but that it needed to be repeated due to an error in meeting notification requirements. She reported the Site Plan Review Board recommends approval of the multifamily plan, as per the proposed site plan, elevations, and landscape plan with the following conditions:

1. Items not specifically addressed will be required to meet applicable codes, including dumpster and mechanical screening requirements.
2. All applicable permits must be obtained.

Kimberly Smith read one letter into the record that was opposed to the project due to parking and the façade.

Christine Kahl, representing South Side Office of Concern, stated that the project has not changed, and that they are requesting approval from the commission.

William Ordaz, 1525 NE Madison Avenue, states that there are no parking signs that disqualify their on-street parking spots from the required amount of parking spaces required. He also states that the building design is not aesthetically pleasing and that the 1st district currently has too much subsidized housing.

Joseph Bartley, 7128 N. Willowbend Pointe, representing Olde Towne Historic District, questioned who owned the property. Barley stated that the property has not been kept well, and that he has concerns that the back of the new property will face the street.

Christine Kahl, representing South Side Office of Concern, states that they have signatures from the owners on purchase contracts, and the South Side Office of Concern has 100% usage rights. Kahl also informs that the parking spaces exceed the amount needed, and that due to their target tenant, most spaces will not be used.

Caius Jennison, architect with Farnsworth Group, Inc., stated that the building would have a handsome exterior. The design with the main entrance to the parking lot was for the convenience of the users and would fit in with the character of the surrounding neighborhood.

Kimberly Smith stated that the parking signs are for snow routes and street sweeping. They do not interfere with the proposed on-street parking for the project.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

MOTION:

Commissioner Unes motioned for approval of staff recommendations; seconded by Commissioner Heard.

The motion passed by viva voce vote 4 to 1.
Yeas: Misselhorn, Heard, Unes, Durand;
Nays: Viera;
Abstentions: Anderson

CASE NO. PZ 14-29

PUBLIC HEARING on the request of Kevin Beal of River City Construction, LLC for Peoria Park District to amend an existing Special Use, Ordinance No. 15,959, as amended, in a Class R-3 and R-4 (Single-Family Residential) District, for a public park to add a children's museum for the property located at 2218 N Prospect Road (Parcel Identification Numbers 14-34-183-002, 14-34-200-005, 14-34-332-015, & 14-34-401-001), Peoria, IL (Council District 3).

Stating for the record, Chairperson Pro Tem Misselhorn announced he would be abstaining from voting on this case due to a possible conflict of interest with his employer.