

Bill Joseph, representing D. Joseph Construction, requested to approve the project without conditioning the proposed signage. Mr. Joseph said they were unable to control the existing multi-tenant sign without ownership of the buildings and properties.

In response to the Mr. Hall, Ms. Allison further explained the intent of staff conditions in reference to the points of discussion.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:26p.m.

Motion:

Commissioner Viera moved to approve the request with Condition Nos. 1, 3, 5, 6, 7, 8, 9, excluding the re-use of the existing sign (former Bob Evans) as proposed on Parcel No. 4; seconded, by Commissioner Durand.

Discussion:

Chairperson Wiesehan supported the inclusion of Condition No. 5 due to the environmental impact and beautification for the area.

Commissioner Unes was not in support of the motion.

Commissioner Heard agreed with the inclusion of Condition No. 1.

Commissioner Durand agreed with Commissioner Heard.

Commissioner Viera strongly recommended following staff recommendations on the items included in the motion. Viera supported the proposed development plan. Viera supported the landscaping requirement; which would increase storm water control, ground water cleanliness, clean air, and pollination.

Commissioner Durand supported the current code requirements. Durand expressed concern of granting exceptions with current and future requests.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 3 to 2.

Yeas: Durand, Heard, Viera – 3.

Nays: Wiesehan, Unes – 2.

Abstention: Anderson – 1.

Chairperson Wiesehan adjourned for a break at 3:38p.m. The meeting resumed at 3:44p.m.



CASE NO. PZ 16-16

Hold a Public Hearing and forward a recommendation to City Council on the request of Troy Hattermann of Illinois Central College to amend Ordinance No. 15,450 in a Class N-1 (Institutional) District for an Official Development Plan which includes Special Uses for Childcare Center serving the community as well as college personnel and students, Offices other than those serving the institution's personnel and students, Research, scientific, educational other than that conducted by the students, faculty of the institution designated in the Official Development Plan, and a Student Center, with a request to approve building renovations, a building addition, and parking lot expansion for the property identified as Parcel Identification No. 14-20-101-002 with an address of 5407 N University Street, Peoria, Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-16 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following condition:

- 1) Prior to constructing the future parking lot, a landscape plan, in compliance with the Zoning Ordinance, must be submitted for review and approval.
- 2) Landscaping to mitigate storm water run-off.

Commissioner Heard entered Room 404 at 3:45p.m.

Troy Hattermann, petitioner and representing Illinois Central College (ICC), explained the purpose of the request was in response to the City's request to provide an updated development plan. Mr. Hattermann was present to answer questions.

Bruce Budde, representing ICC, provided a general overview of the request. Mr. Budde said he had good discussions with neighbors and addressed their concerns. Mr. Budde said the request was a sustainable and responsible development. The purpose for an additional access road would be an emergency exit point.

Commissioner Anderson questioned an access road on Austin Drive.

Mr. Budde said the continued development plan promised residents on Austin Drive an access road would not be constructed on Austin Drive.

Chairperson Wiesehan opened the Public Hearing at 3:59p.m.

Patricia L. Murphy, an interested citizen and concerned neighbor, said ICC was a great institution. Ms. Murphy expressed concern for the following items: landscaping buffers, water drainage, lighting in the parking lot and building, and continued communication with the institution.

Chairperson Wiesehan recognized the concerns raised by Ms. Murphy. Wiesehan referred to the Zoning Officer role to ensure the proposed plans are followed through.

Commissioner Unes said ICC provided a sustainable process to control water drainage.

Mr. Budde said the college was responsive to neighbor's concerns. In response to Ms. Murphy's concerns, Mr. Budde said the institution was committed to listening to and reducing concerns.

Commissioner Anderson said ICC had a great campus and it was a wonderful reuse of property.

With no interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 4:12p.m.

Motion:

Commissioner Unes made a motion to approve the request as presented with Condition Nos. 1 and 2, including landscaping on south property line to provide light buffering and help mitigate water run off; seconded by Commissioner Durand.

Discussion:

Commissioner Unes commented the proposal was a great project.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-C

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code, relating to Community Gardens and Urban Farms.

Senior Urban Planner, Kimberly Smith, Community Development, read Case No. PZ 16-C into the record and provided the summary of the proposal as outlined in the memo. Staff recommended the formation of ad hoc committee to review and bring back a recommendation related to Urban Farming; and requested that two members of the Planning and Zoning Commission be included. Other organizations would also be invited to