



: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning and Zoning Commission was held on Thursday, November 6, 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 Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Viera, Unes- 6. Absent: Commissioner Durand - 1

City Staff Present: Shannon Techie, Leah Allison, Raven Fuller, Leslie McKnight, Josh Naven

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Fuller.

MINUTES

Commissioner Misselhorn noted that Wiesehan removed himself from discussion on page 3 rather than Misselhorn and requested that be corrected.

Commissioner Anderson requested that Carla Williams testimony be corrected to state her concern about taxes being assessed low instead of law. She also requested to change Ashley Hanover be corrected to Ashlee Conover. Commissioner Anderson also requested the omission of "He Feels" at the end of Richard Beil's testimony.

Motion:

Commissioner Heard moved to approve the minutes of the Planning and Zoning Commission meeting with held on October 2, 2014 as amended. Seconded by Commissioner Misselhorn.

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

CASE NO. PZ 14-37

PUBLIC HEARING on the Request of Thomas Wiegand, of UFS Savings Center, to Rezone Property from I-2 (Railroad/Warehouse Industrial) District to CG (General Commercial) District, Located at 1832 SW Adams Street (18-17-212-001 and 18-17-212-002), Peoria, IL (Council District 1).

Senior Urban Planner Shannon Techie, Community Development Department, said the petitioner requested Case No. PZ 14-37 to be withdrawn.

CASE NO. PZ 14-38

PUBLIC HEARING on the request of Kenneth Clark to rezone property from a Class R-2 (Single-Family Residential) District to a Class R-6 (Multi-Family Residential) District for the property located at 3410 N Knoxville Avenue (Parcel Identification No. 14-128-451-007), Peoria, Illinois. (Council District 3).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-38 into the record and presented details of the request to rezone the subject property from R-2 (Single Family Residential) District to R-6 (Multi-Family) District.

She stated that the Site Plan Review Board recommends DENIAL of the proposed rezoning from R-2 (Single Family Residential) District to R-6 (Multi-Family Residential) District, due to the Comprehensive Plan Designation for the property being low density residential

Kenneth Clark, of 3400 N Bigelow, stated that he has had the lot for sale for years and is unable to sell because it is single family residential. There is a duplex located near the empty lot and he believes he would be able to sell quickly if it was zoned for multi-family residential. He stated that he wants to find some way to make it more marketable.

Wiesehan suggests that petitioner Clark request a deferral due to a lack of understanding of the options that are available to him.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to defer; seconded by Commissioner Misselhorn.

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

CASE NO. PZ 14-40

PUBLIC HEARING on the request of Joseph G. Abraham Jr., of Joe Abraham and Sons Amusement Inc., to Rezone Property from I-2 (Railroad/Warehouse Industrial) District to CN (Neighborhood Commercial) District, Located at 1923 SW Adams Street (18-17-209-011), Peoria, IL (Council District 1)

Senior Urban Planner Shannon Techie, Community Development Department, said the petitioner requested Case No. PZ 14-40 to be withdrawn.

CASE NO. PZ 14-42

Public Hearing on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for building expansions to existing townhouses, nursing center, dining area, and independent living area, and parking lot modifications, for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois. (Council District 2)

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-42 into the record and presented details of the request to amend the existing Special Use for a 550 square foot dining expansion to the nursing center, a 20,490 square foot independent living facility addition (note that this includes a 3rd story), a reconfiguration of the parking areas, and a future nursing center expansion. The Site Plan Review Board Recommends approval with waivers and recommendation.

Commissioner Anderson removed herself from the discussion due to a potential business conflict of interest.

Charles Fischer of 316 SW Washington St, stated that the changes from the original plan have changed due to increased interest in the residence. They are requesting a third floor in order to meet demand for units. They have had an issue with emergency vehicle access and have developed a parking lot to avoid waivers and meet city code.

Roger Sparks, advocate disabled rights, asked that if they will be expanding the parking lot over 10 acres what will they do with storm water that's running off of parking lot.

Jennifer Smith, 3327 N Avalon place, stated that the north side of her property borders the development and she is concerned that the only access road (for construction trucks, workers, etc.) is Avalon and that it will be blocked and heavy with traffic during construction.

Charles Fischer, stated that the water will be piped and contained in basin and will be handled per City ordinance. He stated that the contracting firm will be the same as last year; and that traffic will likely be high, but they will communicate throughout process.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to approve staff recommendations; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 5 to 0, with 1 abstention.

CASE NO. PZ 14-43

PUBLIC HEARING on the request of Darrin Jolas, for Michael C. Owens of Cullinan Medical 1, LLC in a Class CG (General Commercial) District, to amend the boundaries of an existing Special Use in a previously zoned Class I-2 (Exclusive Office Park) District for a Health Center (Long Term Acute Care Hospital), for the property located at 500 W Romeo B Garrett Ave, Peoria, IL (Parcel Identification No. 18-09-110-027); and establish to a Special Use for an Assisted Living Facility in the CG (General Commercial) District, for the property located at 518 W Romeo B Garrett (part of Parcel Identification No. 18-09-110-027 plus 18-09-109-025) Peoria, IL. (Council District 1).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-43 into the record and presented details of the request to amend the boundary of this Special Use by reducing it to the property currently development as a Long Term Acute Care Hospital, known as Kindred Hospital. The remaining property will then be combined with an additional property, part of 18-09-109-025 (no address is yet assigned to this parcel), for the

purpose of establishing a second, separate Special Use for an Assisted Living Facility in the CG (General Commercial) District.

Commissioner Misselhorn stated that it appears the plan meets LDC Section 4.2.4.H.9.; therefore waiver 6 is unnecessary. Commissioner Anderson stated that it would benefit the neighbors if the blank walls were to have some design or elements added to look less industrial.

Darrin Jolis 3317 N Bell, Chicago IL, thanked the commission for their time. He stated that the façades on north that are sparsely decorated are apartments that run north and south but that he is broadly open to the idea of adding a bump out; detailing; or something to enhance the character.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Misselhorn moved to approve staff recommendations; seconded by Commissioner Unes.

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

CASE NO. PZ 14-L

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code relating to Cannabis Dispensaries and Cannabis Cultivation Centers.

Leah Allison, Senior Urban Planner, Community Development Department, read case No. PZ-L into the record and presented the details of the request from City Council directed Staff to bring forth a text amendment which placed cannabis dispensaries and cannabis cultivation centers as special uses in commercial and industrial districts, respectively, instead of as permitted uses. Leah presented that in the research of other areas with similar ordinances that some regulate but not all. Commissioner Anderson stated that rather than doing it by right of district; special use requires a public hearing. Would like more prudence step on controversial issue and that she agrees that the public has a right to be heard. Wiesehan stated that another fee is required for a special use. Viera does not agree with the idea of making it more difficult for businesses to choose Peoria for location. Commissioner Heard mentioned that due to state legislation, they would only hear a few cases and therefore supports the idea of the additional process.

Peg Pendall of 3523 N Knoxville, stated that neighbors have thrown fits and are upset with cultivation center in Metamora so she appreciates the idea of a public hearing with each case.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Heard motioned to approve; seconded by Commissioner Misselhorn

The motion was approved by viva voce vote 5-1

Yeas: Heard, Misselhorn, Unes, Anderson, Wiesehan

Nays: Viera

CASE NO. PZ 14-K

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to various text amendments. Staff requested this case be continued to the next regular meeting.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-K into the record and presented the staffs' recommendations for alternative parking requirements to address deficiencies in the current code. Staff would like to shift focus from quantity to quality. Parking would no longer be required for non-residential uses but when provided must meet design standards. Commissioner Misselhorn asked what other communities have no restrictions on parking (max or min) and reviewed the potential downside with parking overflow from businesses into neighborhoods including parking, trash, and potential people. Commissioner Misselhorn stated that requiring all parking be in the rear of any new development would be problematic for many building types.

Peg Pendall of 3523 N Knoxville, stated that she is concerned with the impact on neighborhoods and questions the presence of handicapped parking.

Motion:

Commissioner Anderson made a motion to approve staff recommendations excluding the requirement for parking in rear; seconded by Commissioner Misselhorn.

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

Commissioner Anderson leaves at 2:48 pm.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ-K into the record and discussed new sign requirements including sign lighting. Commissioner Wiesehan disagreed that the sign regulation should be complaint based and that if new ordinances are being created they should be enforced proactively. Commissioner Viera stated that regulations for electronic and moving signs need more specific guidelines for brightness due to height and that nits are not an accurate way to measure this.

Motion:

Commissioner Misselhorn moved to approve, with direction for Staff to develop more appropriate and useable brightness criteria; seconded by Commissioner Viera.

The motion was approved unanimously by viva voce vote 5 to 0.

Commissioner Unes left at 3:00 pm.

Josh Naven, Senior Urban Planner, Community Development Department, presented the staffs' recommendations for alternative building design and materials to address deficiencies in the current code. Commissioner Wiesehan stated that the commission was not given the proper materials to prepare for the discussion of building materials.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Misselhorn made a motion to defer building design and materials to the December 4 2014 meeting; seconded by Commissioner Viera.

The motion was approved unanimously by viva voce vote 4 to 0.

COMMISSION TRAINING

A representative from the Legal Department was unable to be present; therefore commission training will be moved to the December 4, 2014 meeting

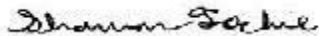
ADJOURNMENT

Motion:

Commissioner Misselhorn moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote.

The Planning & Zoning Commission Meeting adjourned at approximately 3:13 p.m.



Shannon Techie, Senior Urban Planner



Leah Allison, AICP, Senior Urban Planner

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