

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

A meeting of the Planning and Zoning Commission was held on Thursday, September 3, 2015, at 1:00 P.M., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Wiesehan, Misselhorn, Anderson, Heard, Unes, and Viera—6. Commissioners absent: Durand—1.

City Staff Present: Leah Allison, Kimberly Smith, Chris Setti, Shannon Techie, Madeline Wolf, Phillip Maclin, Stanley Taylor, Scott Reese, Jason Meeks

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Motion:

Commissioner Unes moved to approve the minutes of the Planning and Zoning Commission meeting held on August 6, 2015 as amended; seconded by Commissioner Misselhorn.

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

REGULAR BUSINESS

CASE NO. PZ 15-41

Public Hearing on the request of Robert C. Hall for Petersen Companies, LLC and TK1, LLC, to amend an existing Special Use Ordinance No. 15,584, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to reduce the required front yard setback for a parking lot expansion for the properties identified as Parcel Identification Nos. 13-11-200-013 (Address 7618 N. Route 91), 13-11-201-002 (Address 7708 N. Route 91), 13-11-201-003 (Address 7628 N. Route 91), 13-11-201-005 (Address 7716 N. Route 91), 13-11-201-006 (Address N. Route 91), 13-11-202-001 (Address 7810 N. Route 91), 13-11-203-002 (Address N. Route 91), and 13-11-203-003 (Address 7806 N. Route 91), Peoria, IL (Council District 5).

The requirement to post Public Hearing Signs on the subject property for case PZ 15-41 was not completed for this meeting agenda. Therefore, the public hearing for this case cannot be held. New notices will be published, mailed, and posted on the subject property for a public hearing at the October 1, 2015 Planning & Zoning Commission meeting.

CASE NO. PZ 15-38 (Continued from 8/6/2015)

Public Hearing on the request of Michael Cochran of Austin Engineering Co., Inc. for RRCO Rentals, LLC, to obtain a Special Use for a blood plasma donation center and associated building addition, in a Class C-N (Neighborhood Commercial) District, for the property located at 1902-1912 N Sheridan Road (PIN's 14-33-352-009 & -008), Peoria, IL (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-38 into the record and presented the request to obtain a Special use in a Class C-N District for a blood plasma donation center. Ms. Techie said the Comprehensive Plan Designation for the property is mixed use. The proposed transitional buffer yards meet the required depth and number of points. A lighting plan was not provided and must be submitted before any permits are issued. Ms. Techie directed the commission to the memo that outlined the changes to the site plan that are required and must be submitted as a revision to be reviewed by the Site Plan Review Board. Ms. Techie read the requested waivers into the record and stated that all requested waivers are

necessary to meet the requirements. Ms. Techie also stated that permits are required. Ms. Techie directed the commission to the memo that outlined the conditions, 1 through 9. Ms. Techie added a tenth condition: Sidewalks, to provide an easement for Nebraska and Sheridan road improvements. Ms. Techie requested to replace condition #2: Curbs, with condition #10: Sidewalks.

Ms. Techie stated that the Site Plan Review Board recommends APPROVAL of the request, including all requested waivers and conditions.

Commissioner Anderson was concerned about the landscaping obstructing drivers' vision. Ms. Techie confirmed that one shade tree will need to be relocated as part of sidewalk improvements and the other landscaping requirements will not be obstructive.

Commissioner Viera questioned if the alley north and south will continue to Nebraska or if the road is going to become a dead end. Ms. Techie replied that the proposal is to vacate the right-of-way; therefore, the road will not continue.

Michael Cochran, petitioner, expressed his concern with the landscaping request. Cochran explained he could foresee trouble conforming to the requested landscaping concerning the hedges being offset from the shade trees along Sheridan Road in order for the hedge row to be continuous, as required. He explained a landscape architect projected that there is not enough room for both if offset. Therefore, he asked that shade trees be integrated into the hedge row.

Ms. Techie addressed the petitioner and said he will have to request a waiver as staff is more supportive to what is shown.

Commissioner Heard asked the petitioner if he had any issue with the easement that the City was requesting. Cochran confirmed that there was no issue with that request.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:24P.M.

Motion:

Commissioner Unes made a motion to approve the petitioner's request including all of the requested waivers and conditions as presented by Staff; seconded by Commissioner Misselhorn.

The motion was approved.

Yeas: Wiesehan, Anderson, Heard, Unes, Misselhorn, Viera – 6;

Nays: 0.

Findings of Fact were read by Commissioner Misselhorn.

Ms. Techie confirmed that this will be on the City Council's Agenda on September 22, 2015.

CASE NO. PZ 15-39 (Continued from 8/6/2015)

Public Hearing on the request of River Trail Drive, L.P. and West Point Builders and Developers, to subdivide property, with waivers, located at the foot of Morton Street (18-03-382-003), Peoria, IL (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 15-39 into the record and presented the request to subdivide the property, with waivers. Ms. Smith noted in the Land Development Code Section 2.13.7.G., the preliminary plat may be disapproved if the plat: fosters excessive population density; or fosters inefficient use of land area; or the character of design is not compatible with adjacent development, or the design is a substantial departure from the aesthetic standards of the community; or adequate infrastructure both within and supportive to the subject property is not in place or has not been provided for; or the plat does not conform with the requirements of this section or Article 9.0, Subdivision Design Standards.

Ms. Smith confirmed the Site Plan Review Board recommends APPROVAL of the preliminary plat, with the following waivers and conditions:

Waivers: