

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

A regularly scheduled Planning Commission Meeting was held on December 18, 2013, at approximately 1:30 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Davis presiding.

**ROLL CALL**

The following Planning Commissioners were present: Chairperson Davis and Commissioners Anderson, Breede, DiGiallonardo, Heard, Johnson, and Ray – 7. Absent: Commissioners Lawrence and Miller - 2.

**City Staff:** Leah Allison and Polly Stainback

Chairperson Davis explained the meeting procedures. Ms. Stainback administered the swearing-in for testimonies.

**MINUTES**

There being no corrections of the minutes, Chairperson Davis entertained a motion for approval.

**Motion:**

Commissioner Johnson motioned for approval of the minutes of the regularly scheduled Planning Commission Meeting held on October 16, 2013, as printed; seconded by Commissioner Breede.

The motion was approved unanimously by viva voce vote 7 to 0.

 **CASE NO. CPC 13-M**

**PUBLIC HEARING** on the request of Srinivas Jujjavarapu to 1) Amend the Official Comprehensive Plan for the City of Peoria to change the future land use designation of property currently designated Low Density Residential to High Density Residential, and 2) Approval of an Annexation Petition and Annexation Agreement both for property generally located west of IL Route 91, north of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road extended, and south of Parcel Identification No. 08-35-300-028. The property is identified as Parcel Identification Nos. 08-35-300-006 and 08-35-300-020, 08-35-300-022, and 08-35-300-029, located within Peoria County, IL. The Petitioner is proposing to annex approximately 34 acres. (Council District 5).

Chairperson Davis read Case No. CPC 13-M into the record.

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, explained this is a second public hearing due to a revised legal description to add Parcel Identification Number 08-35-300-029 and to amend the Future Land Use Map designation to match the rezoning. She further explained that earlier in December, the Zoning Commission's motion to change the zoning to R-6, Multi-Family Residential, failed due to a tie vote; and they approved a motion requesting Staff to rewrite a provision of the Annexation Agreement to require the PUD review go through the public hearing process instead of an administrative process.

She reported that the Site Plan Review Board does not object to the request to amend the Future Land Use Map of the Comprehensive Plan and the proposed Annexation Agreement.

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

Ms. Allison responded to Commissioners' questions and clarified the terms of the Annexation Agreement. Addressing concerns regarding the change in density, she commented Staff did not want to lose the residential base, and the proposed rezoning would allow mixed use, not full commercial.

Chairperson Davis granted Privilege of the Floor to Ms. Swise, the Petitioner's representative.

Katherine Swise, Attorney, Miller, Hall & Triggs LLC, representing Petitioner Srinivas Jujjavarapu, indicated from the last meeting, there was agreement with the rezoning from R-7 to R-6, as well as the suggested changes to the Annexation Agreement. She pointed out this meeting was to add the subject parcel and request the Future Land Use Map be changed to match the density. She said there would be no development for two years, and they believed it is consistent with the development going on in the area. She indicated the request is for approval as submitted.

During discussion with Commissioners, Ms. Swise stated they were still addressing concerns through discussions with City Staff.

Dan Hellige, nearby resident, expressed concern regarding not knowing what would be developed and the request of a two-year contract. He spoke in opposition to the proposed development and asked the Planning Commission to join the Zoning Commission in not approving the requested use of the subject property.

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

After discussion, the following motion was made.

**Motion:**

Commissioner Breede moved for approval of Case No. CPC 13-M, as presented, subject to amend the Annexation Agreement with striking, or making more specific, the level of LEED (Leadership in Energy and Environmental Design); and striking the words "for administrative review" on the second to last sentence on Page 4 (regarding PUD). The motion was seconded by Commissioner Heard.

The motion was approved by viva voce vote 6 to 0;  
Commissioner Ray abstained.

**CASE NO. CPC 13-P**

**PUBLIC HEARING** on the request of Robert C. Hall for Petersen Companies to: 1) Amend the Official Comprehensive Plan for the City of Peoria to change the future land use designation of property currently designated Low Density Residential and Office to Commercial and High Density Residential, 2) Approval of the First Amendment to Annexation Agreement with site plan, and 3) Approval of the Preliminary Plat of Peoria Sports Center Subdivision all for property generally located north of Parcel Identification Number 13-02-351-005, west of IL Route 91, south of Parcel Identification Number 13-02-100-005, and east of Orange Prairie Road extended. The property is

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A regularly scheduled Zoning Commission Meeting was held on December 5, 2013, at approximately 1:00 p.m., at City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Pro Tem Wiesehan presiding.

**ROLL CALL**

*The following Zoning Commissioners were present: Commissioners Jacobsen, Misselhorn, Unes, and Wiesehan – 4; Absent: Davis, Hunziker, and Shea - 3.*

**City Staff Present:** Leah Allison, Josh Naven, Shannon Techie, and Polly Stainback

**Council Members:** Council Members Johnson and Montelongo

Chairperson Pro Tem Wiesehan explained the meeting procedures. Ms. Stainback administered the swearing-in for testimonies for those planning to speak and later swore those who arrived after the first swearing-in.

**MINUTES**


Chairperson Pro Tem Wiesehan requested a motion for approval of the minutes of the last meeting.

**Motion:**

Commissioner Unes moved to approve the minutes of the regularly scheduled Zoning Commission Meeting held on November 7, 2013, as printed; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote.

**CASE NO. ZC 13-24**

 PUBLIC HEARING on the request of Srinivas Jujjavarapu to rezone property from a County Class Agricultural2 District to a Class R-6 (Multi-Family Residential) District (upon annexation) for the property identified as parcel identification numbers 08-35-300-006, 08-35-300-020, 08-35-300-022, and 08-35-300-029 located on North IL Route 91, Peoria, IL. (Council District 5)

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, read Case No. ZC 13-24 into the record. She explained that the annexation is subject to the purchase of the subject property. She presented a summary of terms included in the proposed Annexation Agreement. She reported that the Future Land Use Map of the Comprehensive Plan identifies this area as Low Density Residential. She indicated that the Site Plan Review Board does not object to the request to rezone the subject property to R-6 (Multi-Family Residential).

During discussion with Commissioners, Ms. Allison clarified that Staff does not object to the Petitioner's request through the Annexation Agreement for specified uses to be permitted instead of Special Uses.

Robert C. Hall, Attorney, representing the Petitioner, addressed points for clarification based on Commissioners' questions. He said the two-year contract with the Annexation Agreement would require permission to develop any earlier. He pointed out the Annexation Agreement specifies only administrative approval for the Planned Unit Development (PUD), with the primary focus on multi-family and mixed use. He explained the original petition was for R-7; and at Staff's request, they had reduced it to R-6 when it went before the Planning Commission.

Tim Funk, nearby resident, presented a letter from Dan and Janet Hellige, also nearby residents, who agreed with him in opposing the annexation due to the following concerns: There is no development plan; it is changing the 2011 Comprehensive Plan; and the negative impact on Dunlap Schools.

Todd Parmenter, nearby resident, spoke in opposition to the proposed rezoning and his concern regarding a request without submission of a development plan consistent with the long-term plan already in place, as well as the request for administrative approval versus public hearings for specific uses. He stated this type of development would have a short life cycle.

Mr. Hall indicated he met with neighbors and offered them an opportunity to make proposals for inclusion in the Annexation Agreement that would reduce impacts but had not received any. He said the offer is still open. He stated the mixed use of high density housing and commercial is better security, and it would be a good long-term type development.

Chairperson Pro Tem Wiesehan closed the public hearing.

Commissioner Unes administered the Findings of Fact.

**Motion: (Rezoning)**

Commissioner Unes moved to approve Case No. ZC 13-24, as presented, to rezone the subject property from Class Agricultural2 District to a Class R-6 (Multi-Family Residential) District (upon annexation). The motion was seconded by Commissioner Misselhorn.

The motion failed due to a tie by viva voce vote 2 to 2.

Yeas: Misselhorn, Unes;

Nays: Jacobsen, Wiesehan.

**Motion: (Annexation Agreement)**

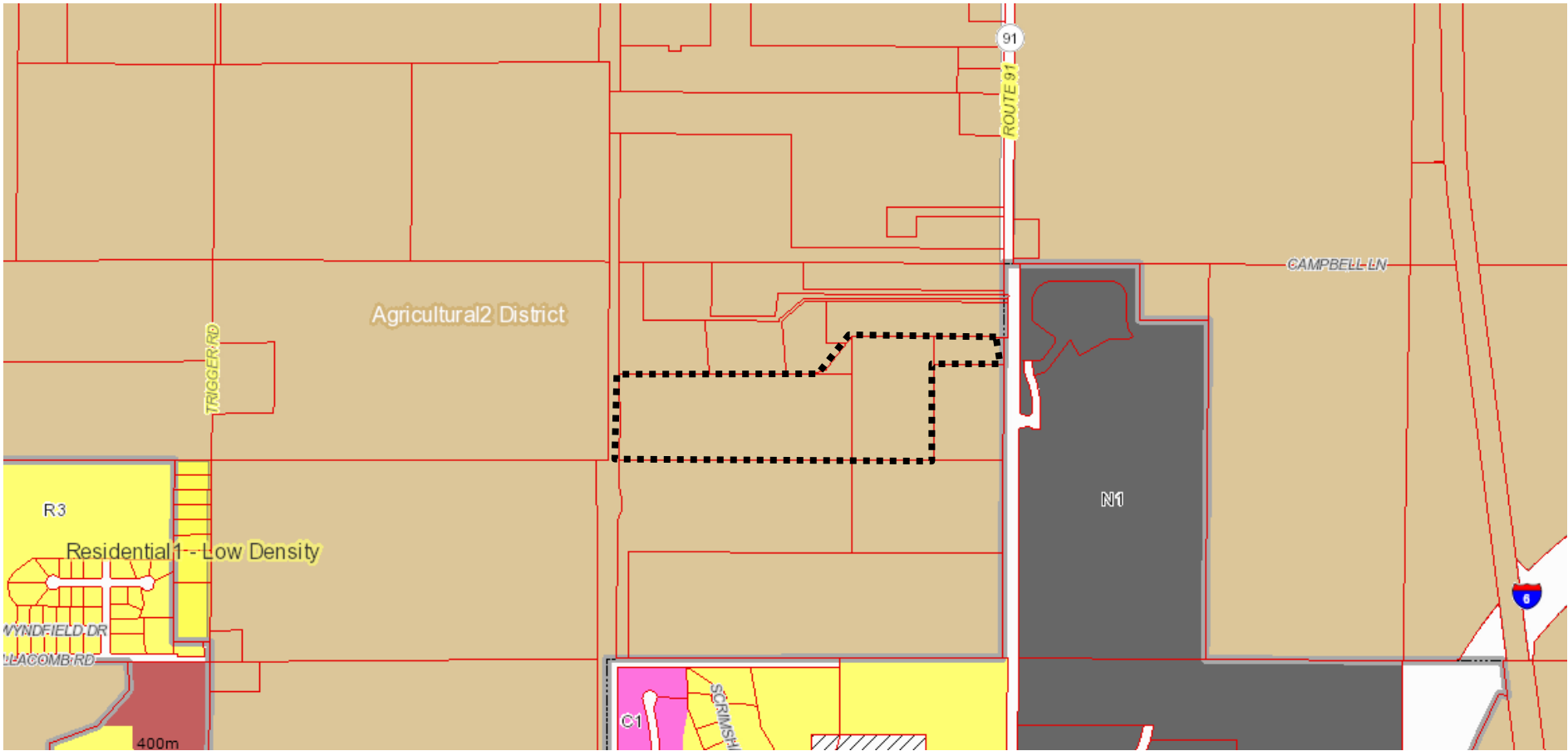
Commissioner Misselhorn motioned to request that staff rewrite the Annexation Agreement to require the PUD review through the public hearing process instead of an administrative process. The motion was seconded by Chairperson Pro Tem Wiesehan.


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

**CASE NO. ZC 13-25**

PUBLIC HEARING on the request of Karen Stumpe of Kavanagh Law Firm for Laura McGrath of RRCO Rentals, LLC to rezone property from a Class R-4 (Single-Family Residential) District to a Class P-1 (Parking) District for the property located at 1920 N Sheridan Road (14-33-352-007). (Council District 2)

Shannon Techie, Senior Urban Planner, City of Peoria, Community Development Department, reported the property characteristics, history, summary of the proposal, and Staff comments. She stated the Site Plan Review Board does not object to the request to rezone the subject property.



 Subject Property



**CPC 13-M AND ZC 13-24  
Anexation/Rezone  
9619 N IL Route 91**