

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

A meeting of the Planning and Zoning Commission was held on Thursday, July 7, 2016, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Durand, Misselhorn, Unes, Chairperson Wiesehan— 5. Commissioners absent: Anderson, Heard, Viera—3.

City Staff Present: Leah Allison, Kimberly Smith, Madeline Wolf

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 June 2, 2016; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 4 to 0.

Commissioner Anderson entered Council Chambers at 1:04p.m.

REGULAR BUSINESS **CASE NO. PZ 16-21**

Hold a Public Hearing and forward a recommendation to City Council on the request of Zachary Weaver to rezone property from a Class A-1 (Agricultural) District to a Class R-3 (Single Family Residential) District for the property identified as part of Parcel Identification No. 13-15-226-006 with an address of 6515 N Orange Prairie Rd, Peoria, Illinois (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-21 into the record and presented the request. Ms. Allison reviewed the proposal as outlined in the memo and the zoning history of the property. Ms. Allison provided the SPRB analysis as outlined in the memo.

The Site Plan Review Board recommended approval of the request subject to the following condition:

1. Prior to City Council review of the requested rezoning, a subdivision plat, conforming to the requirements of the Subdivision Ordinance to create the 5.4-acre parcel, must be submitted for review.

Commissioner Unes requested clarification of the condition; Ms. Allison said the petitioner needed to provide a subdivision plat of the subject property prior to City Council review.

Zachary Weaver, petitioner, provided a brief overview of his request. The parcel to be rezoned was part of his grandparent's property and his intention was to build a single-family home. Mr. Weaver did not object to staff's condition.

Commissioner Anderson noted conforming mortgages were 5 acres or less.

With no interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:08p.m.

Commissioner Misselhorn read the Findings of Fact.

Motion:

Commissioner Unes made a motion to approve the request; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 5 to 0.

CASE NO. PZ 16-22

Hold a Public Hearing and forward a recommendation to the City Council on a request of Tom Berwanger of Aristo Properties Group, for a Special Use for a Waiver to Allow a Freestanding Sign in a Class WH (Warehouse) District, for the property located at 100 Walnut (Parcel Identification Nos. 18-09-403-001 through -006, 18-09-403-010 though -011), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 16-22 into the record and presented the request. Ms. Smith reviewed the summary of the proposal and requested waivers as outlined in the memo. Ms. Smith provided background of the subject property and SPRB analysis as outlined in the memo.

The Site Plan Review Board recommended no objection with the following condition:

1. The sign must be removed if the subject parcel, with the proposed sign, was developed,

Chairperson Wiesehan questioned existing free-standing signs in the Warehouse District.

Discussion ensued regarding existing freestanding signs in the Warehouse District.

Commissioner Misselhorn agreed with the condition. Misselhorn clarified the condition included all new construction.

Tom Berwanger, petitioner, briefly explained his request. The request was a replacement of an existing sign. Mr. Berwanger said the proposed sign was necessary to direct traffic to the property. Although the City Ordinance would allow a sign on the historic building; the Illinois Historic Preservation Agency (IHPA) would reject the proposal for a sign painted on the historic building.

Wiesehan expressed concern with the conflict among the City Ordinance and the IHPA policies.

Ms. Smith said the City Ordinance and the IHPA restrictions do not directly conflict. The state and federal policies are more restrictive than the City Ordinance; the approval of state and federal historic tax credits disapprove of certain alterations to the façade of historic buildings in an effort to preserve the historic nature of the building.

Commissioner Misselhorn asked the petitioner if he had any objections to staff's condition.

Tom Berwanger did not have any objection to staff's condition. Mr. Berwanger confirmed the original, free-standing pylon sign was currently on the corner of the subject property.

Commissioner Misselhorn requested staff speak to the building permit that was issued by the city with the condition that the existing sign would be removed.

Ms. Smith explained a waiver must be obtained for a new sign in the Warehouse District if the petitioner chose to remove the existing sign.

Commissioner Anderson commented the proposed sign was smaller than the existing sign.

Commissioners Misselhorn and Unes supported the design and quality of the proposed sign.

Chairperson Wiesehan opened the Public Hearing at 1:25p.m.

Rodger Sparks, an interested citizen, was concerned about ADA compliance and accessibility to a bus stop. Mr. Sparks expressed concern for the accessibility to Water Street.