

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A regularly scheduled Zoning Commission Meeting was held on February 6, 2014, at approximately 1:00 p.m., at City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Hunziker presiding,

ROLL CALL

The following Zoning Commissioners were present: Jacobsen, Hunziker, Davis, Misselhorn, Shea, and Wiesehan – 6. Absent: Unes – 1.

City Staff: Leah Allison, Josh Naven, Christopher Setti, Nick Stoffer, and Polly Stainback

Council Members: Council Members Beth Akeson and Casey Johnson

Chairperson Hunziker explained the meeting procedures and swore in those planning to give testimony.

MINUTES

Motion:

Commissioner Wiesehan moved to approve the minutes of the rescheduled Zoning Commission Meeting held on January 8, 2014, as printed; seconded by Commissioner Shea

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

CASE NO. ZC 13-29B

Public Hearing on the request of Robert C. Hall to rezone property from a Class R-2 (Single Family Residential) District to Class C-2 (Large Scale Commercial) and Class R-7 (Multi-Family Residential) Districts and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Arena and Sports Fields for the property identified as part of Parcel Identification Number 13-02-300-004 and located north of Parcel Identification Number 13-02-351-005, south of Parcel Identification Number 13-02-100-005, east of Orange Prairie Road extended, and west of IL Route 91, Peoria, IL. (Council District 5)

Leah Allison, Senior Urban Planner, City of Peoria, Community Development Department, presented details of the proposal for an athletic campus and sports complex with a dome and 10 baseball/softball fields. She indicated there were eight requested waivers and reported the Site Plan Review Board recommendation was to approve the proposed rezoning and Special Use. Chairperson Davis granted Privilege of the Floor to the Petitioner.

During discussion with Commissioners, Ms. Allison explained the rezoning request for C-2 rather than C-1 was based on a possible hotel at that site, which is allowed as a permitted use with C-2 zoning.

Chairperson Hunziker granted Privilege of the Floor to the Petitioner.

Bob Hall, Attorney, Miller, Hall, & Triggs, indicated he was speaking on behalf of Twenty Four Corp, LLC, an affiliate of Petersen Companies. He stated his enthusiasm for the proposal, an overall \$44,000,000 project.

During his discussion, Attorney Hall referred to information regarding light, noise, and traffic studies, which had been provided to Commissioners by Ms. Allison. He distributed an illustration of market values, prepared by Title staff. Based on the studies, he stated there would be no unreasonable impact from this project.

Attorney Hall referenced his comments made at the Planning Commission Meeting yesterday regarding Staff's condition for a berm. He indicated a six-foot berm would require moving the entire project. He suggested an alternative, i.e., to work with staff with the objective of a visual better barrier and screening for that northwest area. He stated Staff's condition would not work with this project.

During discussion with Commissioners, Attorney Hall stated willingness to work with Staff. He stated his appreciation for the Planning Commission's vote and would appreciate the Zoning Commission's approval.

Andy Paulson, Project Manager, Twenty Four Corp, LLC/Petersen Companies, responded to Commissioners' questions and addressed neighbors' concerns. He indicated it was anticipated that all events would be done by 10:00 p.m. to comply with the City's Zoning Ordinance. Regarding outdoor music performances, Mr. Paulson indicated consideration of small band or people playing at the concession, not a large outdoor concert, which would be held in the Dome.

Nick Stoffer, Traffic Engineer, indicated their studies were consistent with what he has seen and were conservative. He said there would possibly be another turn lane and the road has the capacity.

Chairperson Hunziker granted Privilege of the Floor to the public.

Michael Olson, a Peoria resident, spoke in favor of the proposed Louisville Slugger facility. He said he thought it would be a successful venture and a tremendous asset to the City.

Marla Ashburn, nearby resident, spoke in opposition to the proposed rezoning. She referenced the City's Strategic Plan and suggested the need to make decisions to change zonings as part of the plan. He said the proposal would affect her and her neighbors' quality of life. She said she thought it was a great project, but not at the proposed location. She expressed concern that no one had asked the residents and requested that consideration be given to residents, not just developers. She expressed concern that at yesterday's meeting she did not hear opposition to a six-foot berm.

Stephen Ashburn, nearby resident, spoke in opposition to the proposed rezoning. He gave a detailed presentation. He expressed concern regarding increased crime and traffic, as experienced at Glen Hollow, and increased light pollution. He said he thought a six-foot berm with large trees would be acceptable. He stated a proposal to move the project to the south where there would be direct access to Orange Prairie Road and still allow for residential zoning.

Ms. Allison read a letter from Nick Viera, a nearby resident, who spoke in opposition to the proposal. He expressed concerns regarding light and noise pollution, as well as increased crime and traffic.

In conclusion, Attorney Hall stated his confidence that the project would be feasible and doable. He indicated it was consistent with a residential neighborhood. He reiterated that he never indicated that a six-foot berm was acceptable because it would not work. He stated they would have to comply with the noise ordinance. He reiterated that based on the study of the properties near the EastSide Centre, it showed that there had not been an impact on property values. In reference to Mr. Ashburn's proposal to move to the south, he stated that he asked the owner of the property to the south about buying his property, and the owner said it was not available.

Commissioner Davis administered the Findings of Fact for the rezoning and Special Use.

Motion for the Rezoning:

Commissioner Davis moved to approve the rezoning for Case No. ZC 13-29B, per Staff's recommendation. The motion was seconded by Commissioner Wiesehan.

During discussion, Commissioners agreed this project would have a significant economic impact and would be good for the community.

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

Motion for Special Use:

Commissioner Shea moved to approve the Special Use for Case No. ZC 13-29B, as requested, per Staff's recommendation. The motion was seconded by Commissioner Jacobsen.

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



Leah Allison, Senior Urban Planner

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