

1. Screen mechanicals.
2. Reduce existing curb cuts as proposed. Removed driveway aprons must be replaced with full height curb and the disturbed area vegetated.
3. Reclaim grass in parkway.
4. Improve parking lot surface and striping.
5. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
6. New parking configuration shall not impede fire apparatus from entering on the driveways.
7. Parking on Tyng must adhere to the City's traffic engineering requirements.
8. All applicable permits must be obtained.

With no interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:16p.m.

Motion:

Commissioner Durand made a motion to approve the request as presented; seconded by Commissioner Heard.

Commissioner Anderson read the Findings of Fact for Special Use.

The motion was approved viva voce vote 5 to 0.



CASE NO. PZ 17-03

Hold a Public Hearing and forward a recommendation to the City Council on the request of Exposition Gardens to amend an existing Special Use Ordinance No. 17,070, in a Class R-2 Single Family Residential District to remove property from the boundary of the Special Use and to rezone property from a Class R-2 (Single Family Residential) District to a Class C-1 (General Commercial) District for the property identified as Parcel Identification No. 14-17-100-001 with an address of 1601 W Northmoor Road, Peoria, Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-03 into the record and presented the request. Ms. Allison provided a summary of the proposal and the requested waivers, along with background of the subject property, as outlined in the memo.

The Development Review Board recommended APPROVAL of the request to rezone 8.5 acres of land to C-1 (General Commercial) and remove property from the boundary of the Special Use with the following conditions:

1. Approval of a subdivision plat to provide for the dedication of public streets and creation of lots.
2. Approval of a tract survey for the conveyance of land to the adjacent property owner (Peoria Public Schools).
3. New subdivision lots, whether or not located within the Special Use boundary, must comply with zoning district regulations upon development.
4. If new subdivision lots are removed from the boundaries of the Special Use, any signs must be removed or conform to the regulations of the zoning district.

And the following existing conditions and waivers of the Special Use:

5. The HOI Fair as conducted in past years.
6. Two (2) ¼ scale Tractor events per year (each event is one weekend) conducted within the boundary of the interior road system.
7. One (1) Outdoor Concert per year (must end no later than 10:00 PM) conducted within the boundary of the interior road system.
8. No additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.
9. All non-internal combustion motors or amplified events must take place within the boundary of the interior road system, with the exception of:
 - a) Running events.
 - b) Parking in the area adjacent to Northmoor Road.
 - c) Use of the existing camp grounds for camping purposes.
10. Outdoor events are limited to typical fairgrounds related activities and must comply with all City codes.
11. A berm must be constructed along the west property line adjacent to the camp grounds.

12. Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.
13. Waiver to allow parking on an unpaved surface unless and until new parcels are developed. Parking in new development must comply with Unified Development Code requirements.
14. Eliminate the Special Use application fee of \$7,500.

Commissioner Unes questioned if the development of the rezoned subject parcels required commission review.

Ms. Allison said if a Special Use or waiver was not requested, the review would be administrative through the building permit application.

Chairperson Wiesehan questioned the impact C-1 would have for the HOI fair parking. Wiesehan expressed concern for spot zoning.

Ms. Allison said without minimum parking requirements, it was Exposition (Expo) Gardens' responsibility to provide adequate parking for events on their property.

Commissioner Unes supported the proposed traffic light.

Commissioner Anderson discussed including the recommendation to City Council to remove the condition that required the commission to review the annual Peace Brothers event.

Mari Martinelli Johnson, attorney for Expo Gardens, thanked the commission for the opportunity to review the request. Ms. Johnson said her client concurred with the conditions.

Chairperson Wiesehan opened the Public Hearing at 1:38p.m.

Rodger Sparks, an interested citizen, spoke to the importance of the installation of sidewalks on either side of Northmoor, proper crosswalks, and access to public transportation. Mr. Sparks expressed concern of the recommendation to allow the annual Peace Brothers event without public comment.

Terry Spayer, President of the Richwoods Knolls Homeowners Association, requested a deferral to allow time for Expo Gardens to provide more details and address the concerns raised from neighbors. Mr. Spayer expressed concern for the increase in traffic, CN zoning, and the entrance and exit for the bus barn.

Ms. Allison read the following two letters into the record:

Alvin R. and Beverly A. Matheny, of 2332 W. Riviera Drive, did not support the request. Ms. Matheny was concerned with the increase in traffic and encouraged more communication between Expo Gardens and the adjacent neighborhoods prior to approval of the request.

Emily R. Gill and James R. Temples, of 6322 N. Imperial Drive, did not support the request. Ms. Gill was concerned with the increase in traffic, the exclusion of Parcel Identification Numbers (PINS) on the site plan, and the installation of the additional traffic light.

In response to Ms. Matheny's and Ms. Gill's concerns, Ms. Allison noted a rezoning request did not require a proposed development plan or PINS for the portion of the subject property requested to be rezoned. Ms. Allison said once the plat was approved, PINS are assigned and recorded.

Commissioner Anderson clarified the area that was being requested to be rezoned and concluded that the majority of Expo Gardens was not proposed to be rezoned. Ms. Anderson noted the existing buffers on the subject property. Ms. Anderson agreed the neighbors most impacted would be immediately to the south.

Jane Gerdes, Civil Engineer for the Department of Public Works, City of Peoria, said she worked closely with Expo Gardens and the Peoria Public Schools to create a solution. The proposed access road (a public street) provided safety and efficiency for pedestrians and vehicular traffic.

Commissioner Anderson requested additional information on the proposed egress drives.

Ms. Gerdes said the proposed plan consolidated the entrances and would ultimately have the same number of entrances. Ms. Gerdes noted the proposed access road would allow buses to exist at the traffic light.

Commissioner Anderson complimented the additional safety features in the plan. Anderson questioned sidewalks along Northmoor.

Ms. Gerdes said the plan was committed to installing sidewalks in accordance to the Street Policy adopted by the City Council. On Northmoor Road, the south will have a bike/walk trail with connectivity to Allen and the Rock Island Trail and the north, between Allen and University, will have a five (5) foot wide sidewalk. Ms. Gerdes noted the internal roads will have sidewalks.

Commissioner Unes discussed current safety concerns of exiting Expo Gardens. Unes said the team did a great job designing the project and the additional safety features would be beneficial.

In response to Commissioner Unes' inquiry of the proposed road development including the same standards as the east section of Northmoor, i.e. the same width, Ms. Gerdes said, in general, yes. Ms. Gerdes noted the great amount of coordination and participation with Expo Gardens and the Peoria Public Schools during the designing phase of the project.

Mari Martinelli Johnson, petitioner, in closing, clarified the land agreements with the school will not be finalized until the rezoning request was approved.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:05p.m.

Motion:

Commissioner Unes made a motion to approve the Rezoning request; seconded, by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.

Commissioner Unes made a motion to approve the amendment to the Special Use with the removal of the condition to require City Council approval on an annual basis for the annual Peace Brothers Motorcycle Event at the Exposition Gardens; seconded, by Commissioner Anderson.

Discussion:

Commissioner Heard supported the motion and the project as it would be an improvement for the area.

Commissioner Anderson noted there was no interest in the public to provide public testimony at the last three (3) Public Hearings for the Peace Brothers event.

Chairperson Wiesehan supported the motion. Wiesehan noted his original concern for spot zoning but supported the coordination to the comp plan.

The motion was approved viva voce vote 5 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there was no interest from citizens to address the Planning and Zoning Commission at 2:12p.m.

ADJOURNMENT

Commissioner Anderson moved to adjourn the regularly scheduled Planning and Zoning Commission Meeting; seconded by Commissioner Heard.

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

The Planning and Zoning Commission Meeting was adjourned at approximately 2:12p.m.