

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning and Zoning Commission was held on Thursday, February 4, 2016, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

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

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

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Motion:

Commissioner Misselhorn moved to approve the minutes as amended of the Planning and Zoning Commission meeting held on January 7, 2016; seconded by Commissioner Heard.

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

REGULAR BUSINESS



CASE NO. PZ 16-01

Public Hearing on the request of Jason Payne of Big Shots Golf, LLC for approval of an Annexation Agreement with a request to rezone property from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District (upon annexation) and obtain a Special Use for an Active Park for the property generally located north of Wood Sage Road, south and west of IL Route 91, along the east side of Orange Prairie Road. The property is identified as part of Parcel Identification No. 08-35-100-034, located within Peoria County, IL. The petitioner is proposing to annex 20.5 acres. (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-01 into the record and presented the request. Ms. Allison provided a summary of the proposal as outlined in the memo.

The petitioner requested the following waivers:

- 1. Section 9.6.d: Increase the maximum building height from 35 feet to 47 feet.
- 2. Section 3.2.f: Increase the fence height from 6 feet to 110 feet.

The Site Plan Review Board recommends APPROVAL of the request, including the waivers, and subject to the following conditions:

- 1. Add language to the Annexation Agreement regarding building materials for future development of the southern 10 acres to state that all buildings constructed on the southern 10 acres as part of non-agricultural development shall be constructed of at least 50 percent brick material. Modifications of this requirement may be reviewed and approved administratively and will not require an amendment to the annexation agreement.
- 2. Revise the preliminary/final plat to subdivide the parcel into two lots delineating the special use/development area vs non-developed area.
- 3. Compliance with federal, state and local regulations for wetland mitigation, if any.
- 4. Approval from Public Works Department of the proposed median break on Orange Prairie Road, which may require northbound and/or southbound auxiliary turn lanes.
- 5. All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.

6. All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.

In response to Commissioner Misselhorn's inquiry, Ms. Allison confirmed the project did not include a vehicular connection from IL Route 91 to Orange Prairie Road.

Commissioner Anderson referred to the Pioneer Parkway extension of the comprehensive plan.

In response to Commissioner Viera's inquiry regarding Condition #4, Ms. Allison said the median break would be a cost to the developer.

Commissioner Wiesehan expressed concern for the reconstruction on a new road under Condition #4.

In response to Commissioner Viera's inquiry regarding Condition #1, Ms. Alison said staff wanted to maintain a development standard. The annexation agreement gave staff the opportunity to place an emphasis on the quality of the future development of the southern parcel.

Commissioner Viera expressed concern with the difficulty of enforcing materials for future developments without establishing material stipulations for current developments. Viera preferred to apply the material requirement to the overall property.

Commissioner Wiesehan questioned the absence of material requirements for the proposed project.

Mary Corrigan, representing Jason Payne of Big Shots Golf, LLC., spoke on behalf of the petitioner, Jason Payne. Ms. Corrigan thanked the commission for considering the petitioner's request. Ms. Corrigan provided an overview of the Big Shots Golf concept. Ms. Corrigan said the facility was designed to be family friendly. She clarified the fencing proposed was clear and intended to alleviate safety concerns from stray golf balls.

Ms. Corrigan was in agreement with Site Plan Review Board recommendations and Conditions #2-6. She said at this time there was no intention for development on the southern parcel. The southern parcel will remain prairie grass. She respectfully disagreed with Condition #1 and said the material should be addressed once future development occurred,

In response to Commissioner Anderson's inquiry, Ms. Corrigan said Big Shots Golf, LLC., was not a franchise.

In response to Commissioner Durand's inquiry, Ms. Corrigan said there has not been discussion for development of southern parcel. Ms. Corrigan said the petitioner needed to acquire more property than needed in order to get the acquisition.

Commissioner Misselhorn supported the requested waivers. He questioned the primary building material for the development.

Ms. Corrigan was unable to confirm the building material but said it was not a Morton building.

Commissioner Misselhorn questioned the lighting plan.

Ms. Allison said the lighting plan provided met code.

In response to Commissioner Misselhorn's concern, Ms. Corrigan said the petitioner was aware of the additional noise generated from the nature of the proposed facility.

Commissioner Anderson expressed concern for allowing a 110' fence and suggested the inclusion of a condition stating 110' netting fence.

Commissioner Viera suggested to include permeable paving parking surface as a condition.

Commissioner Wiesehan said the pervious paving for parking was not a regulation and therefore cannot be set as a condition.

Commissioner Viera said he supported the project. Viera preferred to place requirements on annexation cases that would bring value to the City of Peoria.

In closing, Ms. Corrigan thanked the commission for hearing the petitioner's request. She said the petitioner had no objection except to Condition #1. In regard to permeable parking, she respected the desire to recommend. Ms. Corrigan asked the commission to approve the petitioner's request with clarification to not require 50% brick for future development on the southern parcel.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:39p.m.

Motion:

Commissioner Heard made a motion to approve the request including waivers and Staff Conditions #2-6, excluding Condition #1; seconded by Commissioner Durand.

Commissioner Heard said he agreed with Commissioner Viera regarding permeable paved parking. He expressed concern of the additional costs to developers by requiring permeable parking. He supported the development.

Commissioner Misselhorn supported the development. He agreed with Heard to eliminate the permeable paving parking requirement. He said he understood Staff's concept to include Condition #1 but agreed with Viera to not include Condition #1. Misselhorn preferred to see brick on the building that faced Orange Prairie Road. He encouraged the developer to include masonry components to be consistent with development in the surrounding area.

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

CASE NO. PZ 16-02

Public Hearing on the request of Larae Tucker of Vertical Construction Management to amend an existing Special Use Ordinance No. 13,450 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Restaurant with a Drive-Thru for the property identified as Parcel Identification Nos. 14-29-327-003, 14-29-327-021, 14-29-327-025, and 14-29-327-026, with an address of 3425 - 3525 N University Street and commonly known as University Plaza Shopping Center. (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-02 into the record and presented the request. Ms. Allison provided a summary of the proposal as outlined in the memo.

The Site Plan Review Board recommends APPROVAL of the request, not including the requested waiver. The request to place a second free-standing sign less than 150 feet from the existing multi-tenant sign conflicts with Section 17.1 of the City's Sign Ordinance, which in part was intended to:

1. Lesson congestion of land and air space;
2. Provide against undue concentration of signs which distract and endanger traffic safety and flow; and
3. Avoid uncontrolled proliferation of signs

In addition to the recommendation for approval, Site Plan Review Board recommends the following condition:

1. The City's 2016 University Avenue Reconstruction will include installation of property line sidewalks along the property frontage. In exchange for new sidewalks, the property owner will be asked to donate any required right-of-way or temporary easements. Plans should indicate that contractor should coordinate sidewalk construction abutting ROW sidewalk with Public Works Department.

In response to Commissioner Durand's inquiry, Ms. Allison said the University Shopping Center multi-tenant sign exceeded current size regulations and was designed to accommodate multiple tenants.

Commissioner Anderson strongly objected to the proposed sign of the requested waiver.