

Chairperson Wiesehan opened the Public Hearing at 1:13 p.m.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:14 p.m.

Commissioner Misselhorn read the Findings of Fact for a Subdivision Plat.

Motion:

Commissioner Heard made a motion to APPROVE the request including waivers but removing the requirement for a fee in lieu of sidewalk; seconded, by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, and Wiesehan -7.

Nays: None.



CASE NO. PZ 18-08

Hold a Public Hearing and forward a recommendation to City Council on the request of Cindy Loos of Hanson Professional Services, Inc. for Robert Anderson of OSF Healthcare Systems, d/b/a Saint Francis Medical Center, to rezone property from a Class R-6 and R-7 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 801 NE Glen Oak Avenue (PIN 18-04-281-019), and to rezone property from a Class C-G (General Commercial) District to a Class N-1 (Institutional District) for a portion of the property located at 416 St. Mark's Court (PIN 18-04-406-029), and to rezone property from a Class R-8 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 519 NE Glendale (PIN 18-04-428-016) and 403-405 NE Perry Avenue (PIN 18-04-457-021), and to amend the Official Development Plan for a Medical Center and associated uses, Ordinance 13,153, as amended, in a Class N-1 (Institutional) District, to add property to the Official Development Plan boundary for the property located at 801 NE Glen Oak Avenue (PIN 18-04-281-019), 416 St. Marks Court (PIN 18-04-406-029), 519 NE Glendale Avenue (PIN 18-04-428-016), 403-405 NE Perry Avenue (PIN 18-04-457-021), and PIN 18-04-406-021, and to allow for, but not limited to, the demolition of existing buildings and the development of new buildings, an extension of Missouri Avenue from Armstrong Avenue to NE Glen Oak Avenue, modifications to parking areas, and updates to the campus sign plan, with waivers, in a Class N-1 (Institutional) District for the property commonly known as Saint Francis Medical Center and located at 507 E Armstrong Avenue (PIN 18-04-279-022), 703 NW Bryan Street (18-04-457-022), 510 & 519 NE Glendale (PIN 18-04-431-024 & 18-04-428-016), 420, 504, 530, 801 & 810 NE Glen Oak Avenue (PIN's 18-04-403-009, 18-04-403-013, 18-04-403-010, 18-04-403-012, & 18-04-403-011, 18-04-281-019 & 18-04-282-001), 401, 445, & 700 NE Greenleaf Street (PIN 18-04-403-008, 18-04-426-018, & 18-04-429-030), 304 E Illinois (PIN 18-04-253-001), 1344 N Knoxville Avenue (PIN 18-04-255-020), 200 E Pennsylvania Avenue (PIN 18-04-256-045), 403-405 NE Perry Avenue (PIN 18-04-457-021), 416 St. Mark's Court (PIN 18-04-406-029) and Parcel Identification Numbers 18-04-406-021, 18-04-427-003, 18-04-403-014, 18-04-260-022, 18-04-260-023, & 18-04-430-015, Peoria, Illinois (Council Districts 1 and 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 18-08 into the record and presented the request. Mr. Techie provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request, with the following conditions and waivers:

1. A waiver from current landscaping requirements for existing improvements constructed under previous versions of those requirements.
2. A waiver from Appendix A, Section 8.2.8 for parking lot perimeter landscaping requirements for parking lots at 416 St. Marks Court (PIN 1804406029) and 519 NE Glendale Avenue (PIN 1804428016) along Glendale Avenue and Fowler Street in setback variance areas, as shown on the ODP.
3. Waiver of current lighting requirements at the lot line for existing parking lots constructed under previous versions of those requirements.
4. A waiver from building and parking setbacks within the setback variances areas as noted on the plan.
5. A waiver to allow buildings within the height variation area to exceed the allowed height of 132 in an N-1 District, as shown in section 3 of the plan.

6. A waiver from Appendix A, Section 4.6.5 for open space requirements in and N-1 District to allow parking and buildings within the required open space area, within the setback variance areas only
7. All Development Review Board comments are applicable to this Official Development Plan amendment.
8. All conditions of previous amendments to the ODP apply to this amendment.

Chairperson Wiesehan opened the Public Hearing at 1:37 p.m.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:38 p.m.

Commissioner Misselhorn read the Findings of Fact for a Rezoning and an Official Development Plan amendment.

Motion:

Commissioner Barry made a motion to APPROVE the request; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, and Wiesehan -7.

Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

Commissioner Misselhorn invited Commissioners to attend the Small Scale Development Lecture Wednesday March 7 or Thursday, March 8.

ADJOURNMENT

Commissioner Barry moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Ghareeb.

The motion to adjourn was approved viva voce vote 7 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 1:43 p.m.



Shannon Techie, Senior Urban Planner