

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 7, 2018, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Eric Heard, George Ghareeb, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 5. Commissioners absent: Michele Anderson, Ed Barry – 2.

City Staff Present: Leah Allison, Kerilyn Gallagher, Kim Smith, Shannon Techie, and Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on May 3, 2018; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 18-16**

Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Culp of Midwest Engineering and Associates, Inc. for Peoria Public Schools District 150, to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-1 (General Commercial) District, for a portion of the property (approximately 4.3 acres in the southwest corner of the property) located at 400 E War Memorial Drive (Parcel Identification Number 14-28-276-001), and commonly known as Peoria Stadium, Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 18-16 into the record and presented the request noting the proposed request was to rezone property from a Class R-3 to a Class CN. Ms. 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.

Chairperson Wiesehan expressed concern of the State of Illinois requirement to add a building to the site in order to install the designed signage and that the building then required commercial zoning.

In response to Commissioner Ghareeb's questions, Ms. Techie confirmed the parcel to be rezoned was .773 acres in size and the Peoria Public School District representatives met with neighbors to address concerns. Ms. Techie said she did not received negative feedback from surrounding property owners regarding the request, with the modified request to C-N (Neighborhood Commercial).

Robert Culp, petitioner, agreed with Chairperson Wiesehan's concern regarding the State requirement. In response to Commissioner Misselhorn's inquiry regarding initial complaints from the surrounding neighborhood association, Mr. Culp said the concern was for the overall build out plan that would impact parking and reduce green space. Mr. Culp said neighbors preferred the rezoning to be located on the southeastern portion of the property.

Chairperson Wiesehan acknowledged the students present in the audience and opened the Public Hearing at 1:11p.m.

John McKee, President of the Oak Park Home Owners Association, read an official statement of support from the Oak Park Home Owners Association into the record.

Roger Sparks, an advocate for disabled rights, echoed neighbor's preference for the rezoning to be located on the southeastern portion of the property. Mr. Sparks spoke in favor of public access to public transportation on E War Memorial Drive and to add a traffic light at California Avenue and E War Memorial Drive.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:15p.m.

Chairperson Wiesehan agreed with Mr. Sparks in regard to addressing the existing traffic patterns in this area.

Ms. Techie explained that the location for the rezone was selected due to the existing layout of the property and the agreement between Peoria Park District and District 150 for the use of the stadium property.

Commissioner Misselhorn noted the commission was reviewing the rezoning request and not the overall development plan.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

Motion:

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

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Heard, Misselhorn, Unes, and Wiesehan -5.

Nays: None.

CASE NO. PZ 18-22

Hold a Public Hearing and forward a recommendation to City Council on the request of Jim Youngman, of Adams Outdoor Advertising, to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Off-Premise Sign, with Waiver(s), for the property identified as Parcel Identification No. 14-29-302-002, with an address of 3505 N Dries, Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 18-22 into the record and presented the Special Use request with waivers. Ms. Smith provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo. Ms. Smith noted the waiver from the Unified Development Code UDC), Section 8.3.10.C.2.g.4, Replacement Signs, was no longer required.

The Development Review Board recommended DENIAL of the request.

Chairperson Wiesehan opened the Public Hearing.

Jim Youngman, petitioner, requested to remove the request for the waiver from the UDC, Section 4.3.4, Setbacks and Yards. Mr. Youngman did not agree with the safety concerns or negative visual impact presented by staff as outlined in the memo. Mr. Youngman said the request from UDC, Section 8.3.10.C.2.c.(4), was because the sign would be 460 feet from residential properties versus the permitted 500 feet. Mr. Youngman noted the nearest sign on I-74 was 2.9 miles away.

Commissioner Misselhorn questioned how the, "Thoroughfare designated as Freeway, Access Controlled," was measured. Ms. Smith replied it was measured as the extent of I-74 through the City of Peoria and provided a map detailing the thoroughfare.

Commissioner Unes questioned the ownership of the property. Mr. Youngman said it was city owned property and the city would financially benefit from the use.

Chairperson Wiesehan recused himself from further discussion due to his business financially benefiting from the petitioner's business (outdoor advertising). Chairperson Wiesehan left Council Chambers.

Vice Chairperson Misselhorn presumed as pro tem Chairperson.