

Numbers 18-04-101-028, 18-04-101-029, 18-04-101-033, 18-04-101-025, 18-04-101-024, 18-04-101-034, 18-04-101-022, 18-04-101-021, 18-04-102-005, 18-04-102-008, 18-04-101-030, 18-04-103-010, 18-04-103-009, 18-04-103-008, 18-04-103-007, 18-04-103-006, 18-04-103-005, 18-04-103-049, 18-04-103-048, 18-04-103-003, 18-04-102-007, 18-04-102-006, 18-04-101-035, 18-04-103-050, 18-04-103-045, 18-04-126-021, 18-04-126-020, 18-04-126-019, 18-04-103-028, 18-04-103-026, 18-04-103-025, 18-04-103-024, 18-04-103-023, & 18-04-103-016), Peoria, IL. (Council District 2)

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-05B into the record and presented details of the request to rezone 602 W. Nebraska and the southwest corner of Woodruff Boulevard and Ellis Street and obtain a Special Use for the purpose of enhancing athletic facilities at Peoria High School. She reported the Site Plan Review Board recommends the approval of the rezoning and special use request, including requested waivers and conditions as recommended by staff.

Laura Tobben of Farnsworth Group, Inc., representing Peoria School District 150, said Peoria High School has a rich history, and this rezoning allowing for expansion of athletic facilities will give pride to the neighborhood.

David Kinney, representing School District 150, said Peoria High School does not have adequate outdoor athletic facilities, and athletes have to go to other school fields for practice and games.

Richard Burge, Peoria citizen and nearby neighbor, said he had not heard anything about traffic or cost of the project and requested the Commission to not approve the case.

Roger Sparks, Advocate for Disabled Rights, said sidewalks should be brought up to code.

Commissioner Viera said he had concerns about the effects night lighting will have on the neighborhood.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Misselhorn motioned for approval of staff recommendations with the removal of condition of 7B related to a TBY around 1731 N North Street, modification of condition 10 requiring the petitioner to work with staff to minimize lighting during nongame times, and added a condition to require sidewalk repairs along Nebraska and North Street; seconded by Commissioner Anderson.

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



**CASE NO. PZ 14-06**

PUBLIC HEARING/REVIEW on the request of Michael Cochran of Austin Engineering to rezone property from a Class C-1 (General Commercial) District and a Class O-1 (Arterial Office) District to a Class R-7 (Multi-Family Residential) District and for approval of the Frye Crossing Apartments, which is a multi-family residential development for the property identified as part of Parcel Identification Nos. 13-11-304-002, with a temporary address of 5400 W Landens Way, and 13-11-304-004, with an address of 7013 N Stalworth Drive, Peoria, IL. The petitioner is proposing five (5), 12-unit buildings for a total of 60 dwelling units on 3 acres. (Council District 5)

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-06 into the record and presented details of the request to rezone property on Landens Way and Stalworth Drive and approve Frye Crossing Apartments. She reported the Site Plan Review Board recommends denial of the request.

Devin Birch of Austin Engineering, representing Route 150 LLC, said the City has already allowed mixed uses in this area, and this development would not be out of character for the neighborhood. He said the target market for these apartments would be older individuals or young professionals, as the high cost of rent does not promote tenants with children. He said there will be no parking lot lighting, no increased traffic noise, the developers are willing to rezone property to the left, and additional amenities could be negotiated.

Brandon Dean of Dean Custom Builders said the Prairie Vista Apartments look nice, and these will look nice also and not devalue surrounding homeowners' properties. He could not commit to buildings that were 100 percent brick.

Eugene Rebholz, representing Liberty Villas, said their village is opposed to the project because the apartments will bring in more children and there is no green space or playground area, light pollution will spill over to some residents' homes, there will be an opportunity for increased trash and noise, apartments tend to deteriorate over time, and properties will be devalued.

Curt Davis, representing Groves of Grand Prairie Condo Association, said their association is against the project citing traffic concerns, increased trash, the apartment building not being kept up, and devalued properties.

Karen Tooley, Peoria Citizen and nearby neighbor, said the building looks like a glorified dorm room, and renters do not have the same interest in property as homeowners.

Liz Petrakis, Peoria Citizen and nearby neighbor, said this development will create increased traffic messes and someday there will be additional apartments.

Other homeowners expressed concern about runoff damage and that at some point the apartments would be sold and turned into Section 8 housing.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Misselhorn moved to defer the matter to one of the next two scheduled meetings; seconded by Commissioner Anderson.

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

Chairperson Wiesehan asked that the developers talk to neighbors about their concerns and look into runoff issues. It was also suggested that the staff's position could include alternative conditions.

**CASE NO. PZ 14-07**

PUBLIC HEARING on the request of Jack B. Teplitz of Jack B. Teplitz and Associates for Jeff Cohen and Karen Schiesel to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at 1310 - 1314 W. Forrest Hill Avenue (14-32-131-007). (Council District 2)

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-07 into the record. She said the request to rezone the property from O-1 (Arterial Office) to C-1 (General Commercial) is not out of character with the surrounding area or the existing development on the property. She reported the Site Plan Review Board does not object to the request.

Jack Teplitz of Jack B. Teplitz and Associates, representing Jeff Cohen and Karen Schiesel, said this was a misunderstanding; the owners did not realize it was not zoned correctly, and they were here to get the problem corrected. Mr. Teplitz said this is a high traffic area, and it should be rezoned.