

Commissioner Misselhorn was in favor of staff's support of the project. Misselhorn noted the site plan did not include sidewalks on the west and south side of the property. Commissioner Misselhorn requested Mr. Savala speak to Condition No. 5.

Mr. Savala said the development planned to have sidewalks on the south side of the property. Mr. Savala said he will continue to work with the civil engineer and will consider staff's recommendations. In response to Commissioner Misselhorn's inquiry, Mr. Savala said all existing structures on the subject property will be removed.

Sean Larson, Civil Engineer representing OSF Healthcare, noted the grading from the existing miniature golf course will remain and trees must be removed for the installation of sidewalks on both streets.

In response to Commissioner Misselhorn's request to provide a summary of the public meetings regarding the request, Mr. Savala said the two (2) meetings were positive and neighbors were supportive. During the meeting, questions or concerns related to storm water and traffic counts were discussed. Mr. Savala noted the proposed use will generate less traffic than the existing use.

Chairperson Wiesehan opened the Public Hearing at 1:27p.m.

Colette Sluser, an interested citizen, spoke in favor of the OSF request and noted Bruce and Kelly Mehl have been great neighbors.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:29p.m.

Motion:

Commissioner Anderson made a motion to approve the request with DRB recommendations and conditions with the exclusion of Condition No. 4 and to allow 30 parking spaces; seconded, by Commissioner Misselhorn.

Commissioner Anderson referred to the discussion of allowing more spaces for an Assisted Living Facility and supported the petitioner reducing the number of existing spaces from 80 to 30. Commissioner Anderson noted her support of OSF facilities in the area.

Commissioner Misselhorn agreed with Commissioner Anderson and supported the motion. Commissioner Misselhorn noted the unique circumstances of the facility and added his preference to allow flexible parking requirements for Assisted Living Facilities. Commissioner Misselhorn said OSF Healthcare has been a good steward in the community and trusted the project would ultimately improve the storm water runoff and aesthetics of the site with the proposed request.

Commissioner Unes supported the motion. Commissioner Unes noted the mission of Almost Home Kids would be the best project for children in the area.

Chairperson Wiesehan commended OSF Healthcare for the proposed project and applauded the petitioner for his and her efforts. Chairperson Wiesehan was in support of the motion as the neighbors were in favor of the proposal.

The motion was approved viva voce vote 5 to 0.
Yeas: Anderson, Durand, Misselhorn, Unes, Wiesehan – 5.
Nays: None.
Abstention: Viera – 1.

CASE NO. PZ 17-A

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to various text amendments.

Senior Urban Planners, Leah Allison and Shannon Techie, Community Development Department, read Case No. PZ 17-09 into the record and provided a summary of the proposed text amendments as outlined in the memo.

The Development Review Board recommended APPROVAL.

Chairperson Wiesehan referred to Screening of Mechanical Units and expressed concern for the proposed amendment. Chairperson Wiesehan supported the allowance of paint as an acceptable method of screening for new commercial structures in an effort to be economic development friendly.

Ms. Allison noted painting of mechanical units on new construction was not an effective form of screening.

Ms. Techie reviewed the amendment to Bee Keeping: it was not required for beekeepers to provide documentation of state approval; however, the hives must meet performance standards and if there was a complaint, the beekeeper must provide state approval documentation at that time.

Commissioner Viera requested confirmation the requirement for commercial screening accounted for the size and placement of the unit. Commissioner Viera expressed concern for narrowing the ordinance, specifically discussing Section 5.3.B.e., Section 5.4.5.B.3., Section 5.4.5.B.4., and Section 6.6.9.A.2.e.

Commissioner Misselhorn supported the option for new construction to paint mechanical units to meet screening requirements as it was cost effective approach. Commissioner Misselhorn supported the intent of the requirement to provide an aesthetically pleasing visual for mechanical units.

Discussion ensued regarding screening of mechanical units.

Ms. Allison and Ms. Techie noted they will review the recommendations of the commission in regard to the various proposed text amendments.

Motion:

Commissioner Anderson made a motion to approve the proposed text amendments with the exception of the modification proposed to Chapter 5 and 13 of City Code in regard to Screening of Mechanical Units with the inclusion minor changes may be made without Planning and Zoning Commission approval; seconded, by Commissioner Viera.

The motion was approved viva voce vote 6 to 0.

Commissioner Anderson made a motion to defer the amendment to Chapter 5 and 13 for 30 days for staff to modify the Screening of Mechanical Units; seconded, by Commissioner Viera.

The motion was approved viva voce vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

Chairperson Wiesehan thanked Commissioner Viera for his contribution to the Planning & Zoning Commission during his appointment as Viera was moving out of the area.

Commissioners Anderson, Durand, Misselhorn, and Unes echoed their gratitude for Commissioner Viera's participation on the commission.

It was determined there were no citizens present to address the Planning & Zoning Commission at 2:45p.m.

ADJOURNMENT

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

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