

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

A meeting of the Planning and Zoning Commission was held on Thursday, June 5, 2014, at 1:00 p.m., City Hall, 419 Fulton Street, Council Chambers, Room 400.

**ROLL CALL**

The following Planning and Zoning Board Commissioners were present: Commissioners Anderson, Durand, Misselhorn, Unes, Viera, - 5. Absent: Commissioners Heard, Wiesehan - 2.

**City Staff Present:** Leah Allison, Kay Burroughs, and Shannon Techie

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Deputy City Clerk Trina Bonds.

**MINUTES**

Commissioner Anderson moved to approve the minutes of the Planning and Zoning Commission meeting held on May 1, 2014, with the following corrections:

Page 4, "Conditions" should read:

7. If the salvage yard should be replaced with other than a storage lot, then the requirements of 8.4.4.B.3. must be met with respect to screening; the property may not at any time contain an unscreened towing and impound lot.

Page 5, "Conditions" should read:

2. The existing fence along Washington may remain chainlike; it is not required to be opaque, as long as the adjacent lot remains as a tow and storage lot.

Seconded by Commissioner Viera.

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

**CASE NO. ZC 13-08**

PUBLIC HEARING on the request of Robert C. Hall of Miller, Hall and Triggs, LLC, for GHSC Associates Limited Partnership as to part GHSC Annex Land Trust, David S. Joseph, Trustee as to part, to rezone property from a Class R-1 (Single Family Residential) District to a Class C-2 (Large Scale Commercial) District for the property located at 14-19-326-013, 14-19-326-012, 14-19-326-011 (2609 and 2613 W. Farrelly Avenue, and 2608 W. Glen Avenue); 14-19-326-009, 14-19-326-010 (2617 W. Farrelly Avenue); 14-19-326-006 (2701 W. Farrelly Avenue); 14-19-326-003 (2711 W. Farrelly Avenue); 14-19-326-002 (2714 W. Glen Avenue); 14-19-301-021 (2717 W. Farrelly Avenue); 14-19-301-020 (2723 W. Farrelly Avenue); 14-19-326-014 (2607 W. Farrelly Avenue); 14-19-326-008 (2627 W. Farrelly Avenue); 14-19-326-007 (2637 W. Farrelly Avenue); 14-19-326-004 (2709 W. Farrelly Avenue); 14-19-326-001 (W. Glen Avenue); 14-19-326-005 (Vacant Land on Glen Avenue); 14-19-301-018 (Vacant Land on W. Glen Avenue), Peoria, IL (Council District 4).

Senior Urban Planner Leah Allison said the petitioner requested Case No. ZC 13-08 be deferred to the next meeting. The Commission asked staff to advise the petitioner he needs to either proceed with or withdraw this case.

**Motion:**

Commissioner Anderson motioned for approval of deferring this case to the July 3, 2014 meeting; seconded by Commissioner Durand.

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

**CASE NO. PZ 14-13A**

PUBLIC HEARING on the request of Yvonne Long, Peoria Housing Authority, to rezone property from a Class R-6 (Multifamily Residential) District to CN (Neighborhood Commercial) at 919 NE Jefferson, Peoria, IL (18-03-310-015); rezone property from a Class R-6 (Multifamily Residential) District to P-1 (Parking) District at (18-03-310-014); and for a Special Use for a school in Class CN (Neighborhood Commercial) District, at 919 NE Jefferson (18-03-310-015 and -014), Peoria, IL (Council District 1).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-13A into the record and presented details of the request to rezone property on the former Greeley School site.

She reported the Site Plan Review Board recommends approval of the proposed rezonings to CN and P-1, Special Use for the school, including new construction, proposed new construction for a school addition, proposed new construction for residential units, and a new parking lot, with the following waivers and conditions:

*Waivers*

1. Waiver to allow existing conditions for the existing school building, including the required building line, square footage, height, and street façade coverage.
2. LDC Section 4.2.4.F.1. Building height: To allow the proposed new building will be three stories, 45 feet in height, and match the height of the existing school structure.
3. LDC Section 4.2.4.F.4. Ground story height, residential units:
  - a. (within the existing school building), the proposed units will be below grade; and
  - b. (within the proposed residential buildings), the proposed units will be at grade.
4. LDC Section 4.2.4.F.9. Street façade: To allow the building façade to meet less than 80% of the required building line (which is 0 to 15 feet).
5. LDC Section 4.2.4.F.10. Buildable area: To allow and increase the existing condition, that the ground floor of the existing Greeley School is 15,500 square feet.
6. LDC Section 4.2.4.F.12. Garage and parking (driveways): An "exit only" drive is proposed along Evans, 30 feet from Jefferson Street.
7. LDC Section 8.1.6. Parking schedule: To allow 62 total spaces; with most residential units expected to have only one vehicles; and the school intended for use by residents.
8. LDC Section 4.2.4.F.14.c. Garden Wall: The code requires a garden wall or TBY where the site abuts a residential property, or would abut a residential property in the absence of an alley. The proposed plan indicates parking adjacent to and with access off of the alley.
9. LDC Section 4.2.4.G.1.b. Windows and Doors: The code requires that windows and doors on the ground story facades shall comprise at least 40%; however, the proposal will render less than that (approximately 20% coverage).

*Conditions*

1. Items for which a waiver is not obtained, must meet codes all applicable codes.
2. All applicable permits must be obtained.
3. As a condition of the Special Use approval, the school building must be designated as a local history.

Brenda Coates, representing the Peoria Housing Authority, said Taft Homes residents want to stay in the area and are excited about this rezoning. She said the intent of the PHA is to relocate current Taft residents and improve affordable housing. She said it is too costly to put capital into maintaining Taft Homes, which was intended as temporary housing for returning veterans. She said there will be no increase in the total number of units.

Steve Smith, representing Model Group, Inc., gave an overview of the project. He said historic preservation of Greeley School reduces two sources of blight and promotes a clear path out of poverty

by providing affordable housing and child care on sight, geared toward single parents who are enrolled in college. He said no amount of money can turn the area around unless the Taft Homes go. He said his group still needs to secure a piece of financing, and it is unlikely they will be in construction until next year. He said he is amenable to LEED certification.

Laura Tobben of Farnsworth Group, representing Peoria Housing Authority and Model Group, Inc., said her group is excited to be involved in bringing this mixed use development into the community. She admitted the project was a little light on parking but said it was her understanding that only about 30% of Taft Homes residents have vehicles. She said the entire school will be LEED certified, and ground floor units will be wheelchair accessible.

Shannon Techie read a letter of support from Peoria School District 150 into the record.

Denise Moore, 723 W. Spring Hollow Lane, said she is in strong agreement to repurpose this building because of the historical value. She said it is more cost effective to repurpose than to build a new building. She said there's been ample opportunity in different forums for everyone to join in discussions regarding this project.

William Ordaz, 1525 NE Madison, said he was speaking on behalf of some of the non-English speaking area residents. He said the area has a high concentration of poverty and a low opportunity for quality of life. He said that although he is not opposed to all PHA projects, he is opposed to this one because there are no areas of opportunity. He said what the Commission did not see is a map showing the concentration of subsidized housing in District 1.

Tim Herold, 1525 NE Madison, questioned why the PHA would locate such a site in an area where there were eleven known sex offenders across the street at a halfway house.

Karrie Alms, 1005 NE Perry, said she is in support of uplifting and repurposing but has concerns as to the impact this project will have on the neighborhood. She feels there was inadequate communication by the Peoria Housing Authority, the project is overdeveloped, there are too many waivers, and parking does not fit the use. She submitted written comments and attachments for points of denial.

Pat Kenny, 1015 N. Farmington Road, said the PHA had come up with an insane plan, nobody wants these people in their area, and she is against the project.

Denise Moore, 723 W. Spring Hollow Lane, spoke again in support of the project.

Roger Sparks, Advocate for Disabled Rights, questioned what was going to be done for the disabled. He said there should be an elevator in the school and legal accessible wheelchair restrooms. He said there were no grocery stores in the area and not enough parking.

There being no more testimony, Commissioner Misselhorn closed the public hearing.

**Motion:**

Commissioner Unes made a motion to discuss the case; seconded by Commissioner Anderson.

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

Commissioner Durand said everyone needs an opportunity, and an affordable place to live is an important first step. Commissioner Anderson said PHA can keep a beautiful facility and referenced RiverWest as an example. Commissioner Unes said he was concerned Greeley School would deteriorate and become a detriment to the neighborhood if not repurposed. Commissioner Misselhorn expressed concerns about density.

**Motion:**

Commissioner Anderson motioned for approval of staff recommendations with the condition that the project be LEED Certified and with three-fourths of the façade comprised of masonry; seconded by Commissioner Unes.

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

**CASE NO. PZ 14-14**

PUBLIC HEARING on the request of Christine Kahl, South Side Office of Concern, to establish a Multifamily Plan in a Class R-7 (Multifamily Residential) District, at 706-716 Wayne Street and 804-808 NE Glendale Avenue (18-04-434-001 through -009), Peoria, IL (Council District 1).

Stating for the record, Commissioner Anderson announced she would be abstaining from voting on this case due to a possible conflict of interest with her employer.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-14 into the record, presented details of the request to establish a multifamily plan at the location, and walked through the site plan.

She reported the Site Plan Review Board recommends approval of the multifamily plan, as per the proposed site plan, with the following conditions:

1. Items not specifically addressed will be required to meet applicable codes, including dumpster and mechanical screening requirements.
2. All applicable permits must be obtained.
3. A landscape plan must be submitted, and found satisfactory by all approving bodies.
4. Elevations must be submitted, and found satisfactory by all approving bodies.
5. An accessible path must be provided between the public right-of-way and the newly proposed building. The residential design standards found in the Land Development apply to single family, but not multi-family districts.

Christine Kahl, representing South Side Office of Concern, said their organization is not-for-profit, and this is a stand-alone multifamily plan, with twenty-eight units proposed. This includes twelve existing units within six duplexes and sixteen proposed units – fourteen within one building and two within one duplex. She said none of these properties are in historic districts, and none of the properties are owner occupied.

Laura Tobben of Farnsworth Group, representing South Side Office of Concern, said she anticipates the front being brick.

Joseph Bartley, 7128 N. Willowbend Pointe, representing Olde Towne Historic District, said none of the requirements have been followed, nothing is ever done with the intent of following through, and he is opposed to the project.

Denise Moore, 723 W. Spring Hollow Lane, said she lives in the first district by choice and intentionally built her home in the first district. She's had conversations about the property being maintained and is not opposed to the project.

There being no more testimony, Commissioner Misselhorn closed the public hearing.

**Motion:**

Commissioner Unes motioned for approval of staff recommendations; seconded by Commissioner Durand.

The motion was approved unanimously by viva voce vote 4 to 0 with 1 abstention

**CASE NO. PZ 14-15B**

PUBLIC HEARING on the request of Exposition Gardens to host the Peace Brothers Motorcycle Rodeo event on August 23, 2014, at Exposition Gardens located at 1601 W. Northmoor Road (Council District 4).

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-15B into the record, and presented details of the request to host a motorcycle rodeo event in the arena building at Exposition Gardens. In 1989, a Special Exception for fair grounds was granted by City Council. In 2013, City Council approved a Special Use which amended the Special Exception and included a condition which states there can be no additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.

She reported staff does not object to the request subject to the following conditions, which were included with the Special Use approval:

1. A berm must be constructed along the west property line adjacent to the camp grounds.
2. Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.

Leslie Leach, representing Exposition Gardens, said Exposition Gardens is a not-for-profit entity, and hosting the Heart of Illinois Fair nine days a year does not pay the bills. He said this one-day-only event is from 10:00 a.m. to 4:00 p.m. in the arena building, where children and adults will race motorcycles from one end of the arena building to the other. Each race will last three minutes in length, for a total of ninety minutes. He said Exposition Gardens has three years to establish a berm.

Louie Smith, representing the Peace Brothers Motorcycle Club, said this event is all about having fun, from start to finish, He said helmets are worn, and EMTs are on standby. His club uses the money from these types of events to support the community, i.e. Children's Home, nursing homes, local football teams, etc.

Susan Naschert, 6231 N. Fairlane Drive, representing the neighborhood association, said she is disappointed they are dealing with this issue again. She said noise that comes from Exposition Gardens into the neighborhoods exceeds legal limits, and they need to invest in appropriate noise pollution barriers. She said the berm is only a visual response. Ms. Naschert said Exposition Gardens has a long history of noncompliance with OSHA requirements and if they are allowed to proceed with this activity, she will monitor the noise and file a complaint with the Illinois Board of Pollution if legal levels are exceeded.

Don Naschert, 6231 N. Fairlane Drive, said that although he thinks this activity is honorable, the issue is noise pollution. Mr. Naschert said Exposition Gardens started out as a place where just the fair was held, but over time more and more events have been added.

Leah Allison read three letters into the record; two were opposed, and one was in favor of the event.

There being no more testimony, Commissioner Misselhorn closed the public hearing.

**Motion:**

Commissioner Anderson made a motion to discuss the case; seconded by Commissioner Unes.

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

Commissioner Misselhorn said unless there are quantifiable guidelines, it is hard to establish criteria. Commissioner Durand recommended staff establish standards for future events.

**Motion:**

Commissioner Durand made a motion to approve staff recommendations with a recommendation for a sound study during the event; seconded by Commissioner Durand.

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

**CASE NO. PZ 14-G**

PUBLIC HEARING on the request of the City of Peoria to amend the Zoning Ordinance and Land Development Code of the City of Peoria with respect to roadside produce stands.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-G into the record and presented details of the amendment which would further support urban gardening and increase access to healthy affordable food with roadside produce stands. She said this amendment is driven by anticipating an issue of what someone might want to do in the future on their home property.

She said staff recommends approval of the Ordinance amending Appendix B, the Zoning Ordinance, and Appendix C, the Land Development.

There being no more testimony, Commissioner Misselhorn closed the public hearing.

**Motion:**

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Viera.

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE PLANNING AND ZONING COMMISSION**

There were no citizens who wished to address the Planning and Zoning Commission.

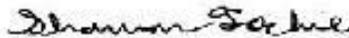
**ADJOURNMENT**

**Motion:**

Commissioner Anderson moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Misselhorn.

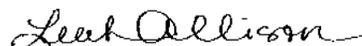
The motion was approved unanimously by viva voce vote 5 to 0.

The Planning and Zoning Commission adjourned at approximately 4:50 p.m.



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Shannon Techie, Senior Urban Planner



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Leah Allison, Senior Urban Planner