

**CITY OF PEORIA
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 18, 2012
CITY HALL, 419 FULTON STREET, ROOM 400 – 1:30 PM**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – Regular meeting held on JANUARY 18, 2012

4. PRESENTATION ON THE 2012 GREATER PEORIA ECONOMIC SCORECARD

5. PUBLIC HEARINGS

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO. CPC 12-C

PUBLIC HEARING on the request of the City of Peoria to amend Appendix A, the Subdivision Ordinance, related to Fees.

CASE NO. CPC 12-E

PUBLIC HEARING on the request of the City of Peoria, to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) to change the future land use designations of the following properties:

- 2928 W. Lake St. currently designated Office to a Commercial designation.
- 3004 W. Lake St. currently designated Office to a Commercial designation.
- 7417 N. Knoxville Ave. currently designated Low Density Residential to an Office designation.
- 7425 N. Knoxville Ave. currently designated Low Density Residential to an Office designation.
- 6210 N. University St. currently designated Office to a High Density Residential designation.

6. COMPREHENSIVE PLAN – Continued discussion regarding the existing Subdivision Ordinance and a LEED-ND system.

7. ELECTION OF OFFICERS

8. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

9. ADJOURNMENT

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

A regularly scheduled Planning Commission Meeting was held on January 18, 2012, at approximately 1:30 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Davis presiding.

ROLL CALL

The following Planning Commissioners were present: Chairperson Davis and Commissioners Anderson; Breede; Heard; Lawless; Lawrence; Miller; Richey - 8; Absent: None.

City Staff Present: Ross Black, Leah Allison, Jane Gerdes, and Polly Stainback

MINUTES**Motion:**

Commissioner Heard motioned for approval of the minutes of the regularly scheduled Planning Commission Meeting held on October 19, 2011, as printed; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote.

PRESENTATION – The Peoria County Community Health Improvement Plan

Ross Black, Acting Director, City of Peoria, Planning and Growth Management Department, referenced the City's Comprehensive Plan and the strategic health overlap regarding priorities and goals and indicated that he had asked Greg Chance, Director of Health, to make a presentation.

Greg Chance, Director of Health, representing the Peoria City/County Health Department, presented copies of the Peoria County Community Health Needs Assessment & Plan 2011 – 2016, which was prepared by the Peoria County Health Planning Committee for the Peoria County Board of Health in July 2011.

Mr. Chance explained that the planning tool for this community health improvement initiative was called MAPP (Mobilizing for Action through Planning and Partnerships). He pointed out that the MAPP Steering Committee selected three priority community health issues which must be addressed to improve public health in Peoria County, i.e., Obesity, Oral health, and Reproductive Health. He spoke in detail regarding each issue and emphasized that it would take a community effort to have an impact; and he looked forward to working with the Planning Commission, City Council, and other organizations.

CPC 12-A

PUBLIC REVIEW ON THE REQUEST OF DEVIN BIRCH, AUSTIN ENGINEERING CO., INC. FOR APPROVAL OF A MULTI-FAMILY PLAN FOR CAMDEN HILLS WEST APARTMENTS, IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTIES IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-07-251-009 AND 14-07-251-010 AND WITH AN ADDRESS OF 231 W. WILLOW KNOLLS DRIVE. THE PETITIONER IS PROPOSING TWO BUILDINGS CONTAINING A TOTAL OF 36 DWELLING UNITS.

Commissioner Anderson announced that she would be abstaining due to a potential business conflict of interest.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented information on the proposal, along with Staff's recommendation for approval, subject to conditions. She indicated there were no waivers requested and the Petitioner was in agreement with all of Staff's conditions.

Devin Birch, representing Austin Engineering Company, indicated he was speaking on behalf of the developer, Mark Wagner. He concurred with Ms. Allison's comment that they were in agreement with Staff's recommendation.

Motion:

Commissioner Lawrence moved to approve a Multi-Family Plan for Camden Hills West Apartments, subject to Staff's recommendation; seconded by Commissioner Heard.

The motion was approved by viva voce vote; Abstention: Anderson – 1.

CPC 12-B

PUBLIC HEARING ON THE REQUEST OF DR. ANDY CHIOU - RP HOMES, LLC, TO AMEND THE OFFICIAL COMPREHENSIVE PLAN FOR THE CITY OF PEORIA TO CHANGE THE FUTURE LAND USE DESIGNATION OF PROPERTY CURRENTLY DESIGNATED LOW DENSITY RESIDENTIAL TO A COMMERCIAL DESIGNATION. THE PROPERTIES PROPOSED FOR CONSIDERATION ARE IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-02-100-007, 13-02-100-016, AND 13-02-100-024 AND ARE GENERALLY LOCATED AT THE NORTHEAST CORNER OF ORANGE PRAIRIE ROAD AND WOODSAGE ROAD.

Commissioner Breede announced that he would be abstaining due to an employer conflict of interest.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented the proposal regarding a change in the zoning from R-3, Single-Family Residential, to C-1, General Commercial, which allows for the proposed uses for a Planned Unit Development. She indicated Staff's recommendation is to approve the request to amend the Future Land Use Map.

Jane Gerdes, Civil Engineer II, City of Peoria, Public Works Department, was present to answer Commissioners' questions. She clarified that the Petitioner had been working

with City Staff to make sure that the development fits in with the City's growth system for the long-term.

Laura Tobben, representing the Farnsworth Group, indicated she was speaking on behalf of Dr. Andy Chiou – RP Homes, LLC. She stated that the proposed commercial zoning would be used mainly for offices, with some retail, restaurants, fitness center, and a large medical anchor. She stated it would be a plan that would benefit the neighborhood, as well as the big picture. She emphasized that they were focused on sustainability and walkability.

Roger Sparks, Peoria Citizen and ADA Advocate, asked about connectivity, sidewalks, transportation, and bus stops.

In response to Mr. Sparks, Ms. Allison indicated that Staff was working with City Link and making changes to the Ordinance for more bus shelters. She indicated that Staff would work to make this development safe and accessible.

Motion:

Commissioner Anderson moved to approve amending the Official Comprehensive Plan for the City of Peoria to change the future land use as described; seconded by Commissioner Richey.

The motion was approved by viva voce vote; Abstention: Breede – 1.

CASE NO. CPC 12-C

PUBLIC HEARING on the request of the City of Peoria to amend Appendix A, the Subdivision Ordinance, related to Fees.

Jane Gerdes, Civil Engineer II, City of Peoria, Public Works Department, explained that due to the recent reduction in force of City Staff, the Public Works Department no longer has personnel to inspect the construction of public improvements in new subdivisions. With Staff's proposal, City Staff would contract with engineers, and the developer would no longer be required to hire an engineer for construction inspections.

Ms. Gerdes explained that Staff proposed that the developer pay five percent of the approved estimate of improvement costs, which is based on Staff's experience that construction engineering inspection costs are in the range of five to eight percent of construction costs for capital projects. The developer would be responsible for the balance of actual costs incurred.

Commissioners requested that Staff contact developers for their input prior to the next Planning Commission Meeting.

Neil Finlen, Farnsworth Group, and Devin Birch of Austin Engineering, concurred with Commissioners' request to allow input from developers.

Motion:

Commissioner Anderson moved for a deferral of Case No. CPC 12-C until the next regularly scheduled Planning Commission Meeting (February 15, 2012, at City Hall, 419 Fulton Street, Room 400, 1:30 p.m.). The motion was seconded by Commissioner Breede.

The motion was approved unanimously by viva voce vote.

COMPREHENSIVE PLAN**Continued discussion regarding the existing Subdivision Ordinance and a LEED-ND System.**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, indicated that Staff was requesting deferral of this discussion until the next Planning Commission Meeting.

Motion:

Commissioner Anderson moved to continue discussion regarding the existing Subdivision Ordinance and a LEED-ND System, until the next regularly scheduled Planning Commission Meeting (February 15, 2012, at City Hall, 419 Fulton Street, Room 400, 1:30 p.m.) The motion was seconded by Commissioner Richey.

The motion was approved unanimously by viva voce vote.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there were no citizens who wished to address the Commission.

ADJOURNMENT

Commissioner Lawless motioned to adjourn the Regular Planning Commission Meeting; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote.

The Planning Commission Meeting adjourned at approximately 3:00 p.m.

Leah Allison, AICP, Senior Urban Planner
Planning and Growth Management Department

/ps

TO: Members of the City Planning Commission **CPC 12-C**

FROM: Leah Allison, Senior Urban Planner

DATE: April 11, 2012

SUBJECT: **PUBLIC HEARING** on the request of Staff to amend Appendix A of the Code of the City of Peoria relating to Subdivision Construction Inspection Fees. (CPC 12- C) [All Council Districts]

PETITIONER: City of Peoria

Staff is working to gather additional information for this request. A complete report will be presented at the Planning Commission meeting.

TO: City of Peoria Planning Commission

THRU: Site Plan Review Board

FROM: Leah Allison, Senior Urban Planner

DATE: April 18, 2012

SUBJECT: **PUBLIC HEARING** on the request of the City of Peoria, to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) to change the future land use designations of the following properties:

- 2928 W. Lake St. currently designated Office to a Commercial designation.
- 3004 W. Lake St. currently designated Office to a Commercial designation.
- 7417 N. Knoxville Ave. currently designated Low Density Residential to an Office designation.
- 7425 N. Knoxville Ave. currently designated Low Density Residential to an Office designation.
- 6210 N. University St. currently designated Office to a High Density Residential designation.

PETITIONER: City of Peoria

LOCATION Various

REQUEST To amend the Future Land Use Map

SUMMARY

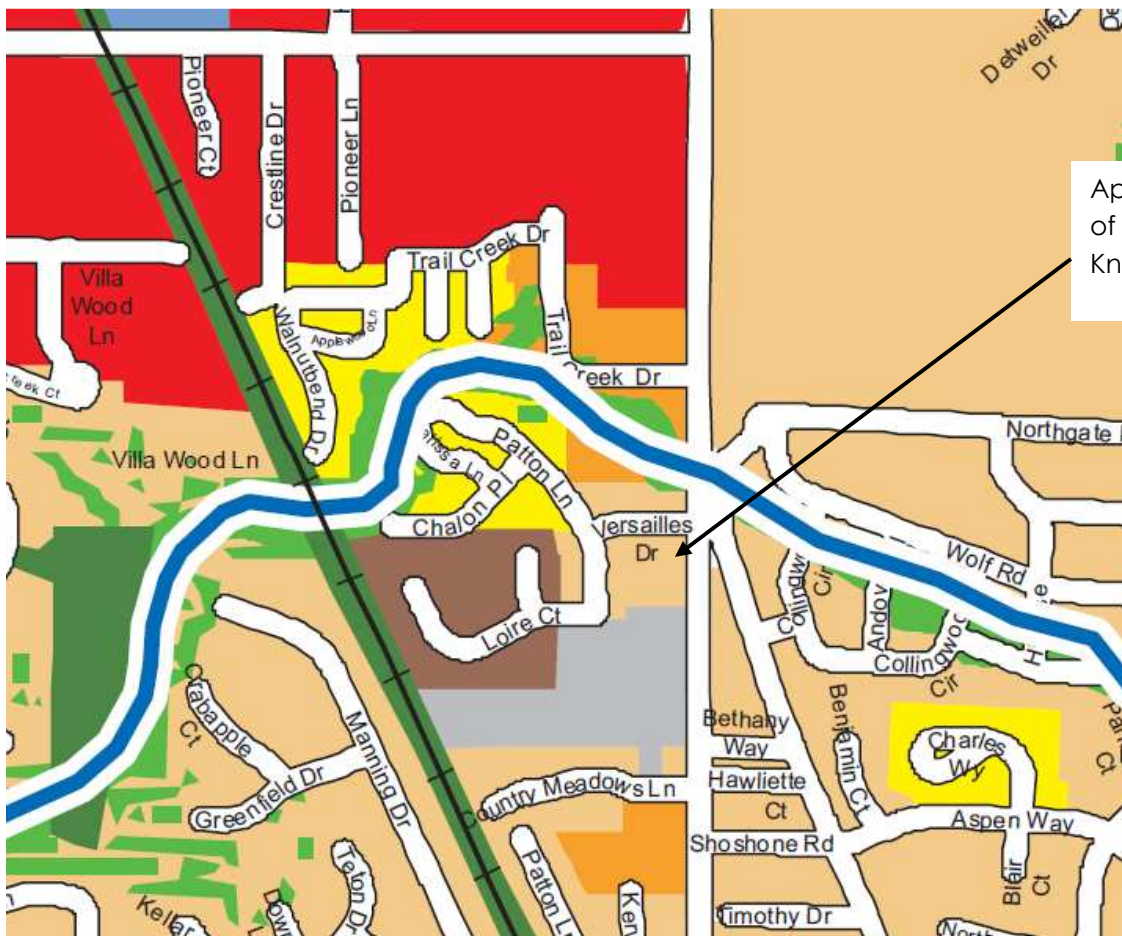
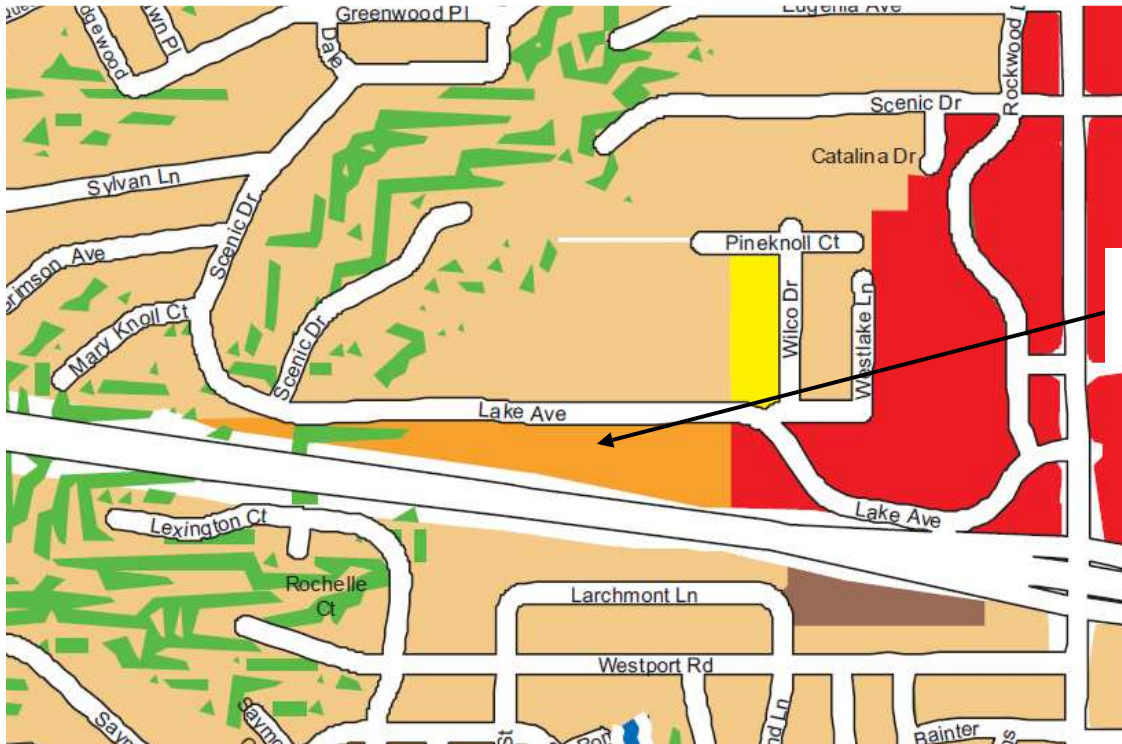
The table below illustrates properties recently rezoned by City Council which did not concur with the designation of the Future Land Use map:

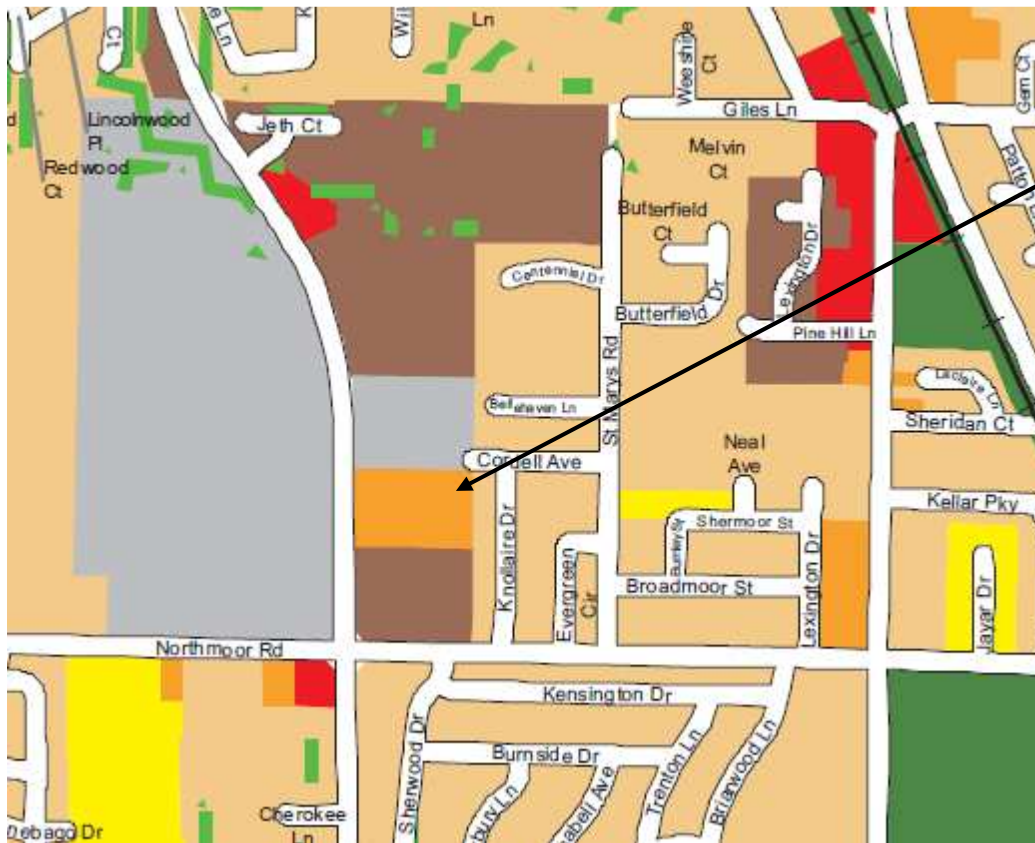
Address	Previous Zoning Class	Current Future Land Use Designation	New Zoning Class	Proposed Land Use Designation
2928 W. Lake St.	R-1 Single Family Residential	Office	C-1 General Commercial	Commercial
3004 W. Lake St.	O-1 Arterial Office	Office	C-1 General Commercial	Commercial
7417 N. Knoxville Ave.	R-2 Single Family Residential	Low Density Residential	O-1 Arterial Office	Office
7425 N. Knoxville Ave.	R-2 Single Family Residential	Low Density Residential	O-1 Arterial Office	Office
6210 N. University St.	O-1 Arterial Office	Office	R-6 Multi-Family Residential	High Density Residential

SITE PLAN REVIEW BOARD RECOMMENDATION:

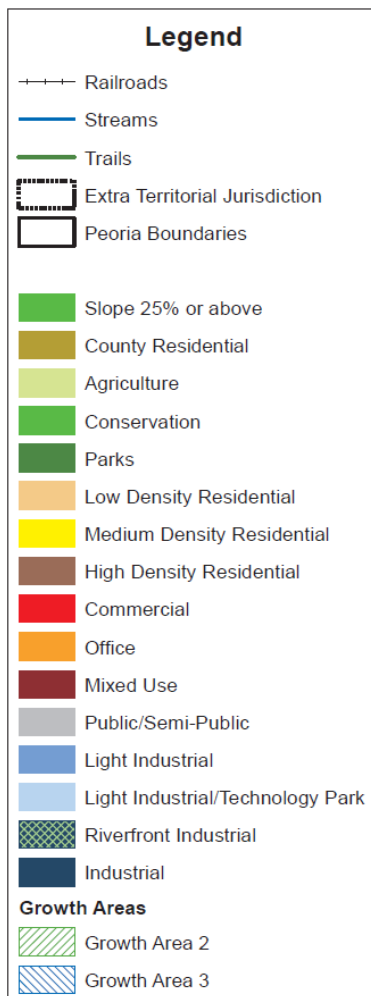
Site Plan Review Board recommends approval of the request to amend the Future Land Use Map to provide consistency between the zoning of the property and the future zoning designation.

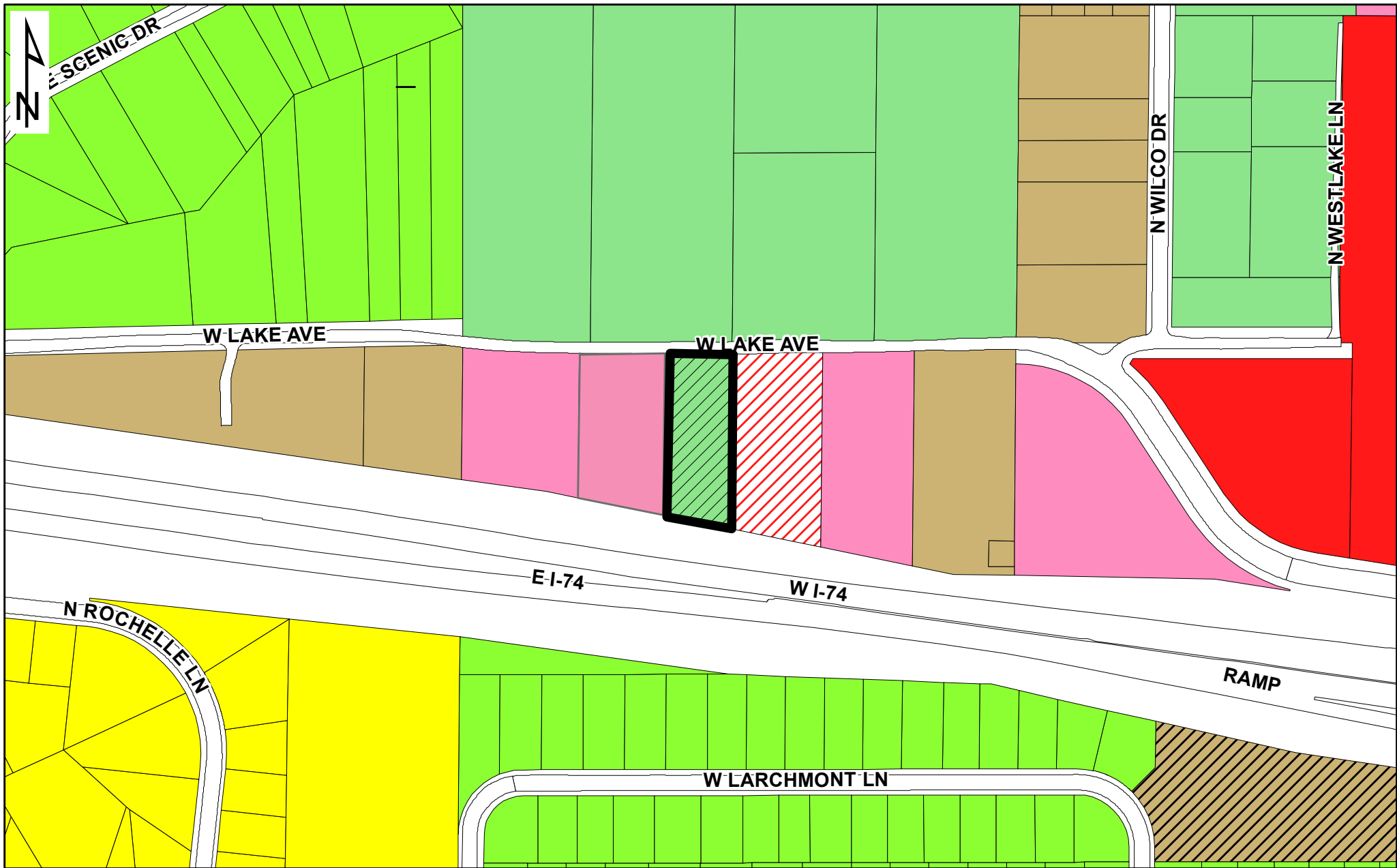
FUTURE LAND USE MAP DESIGNATION














Approximate location of
6210 N. University St.





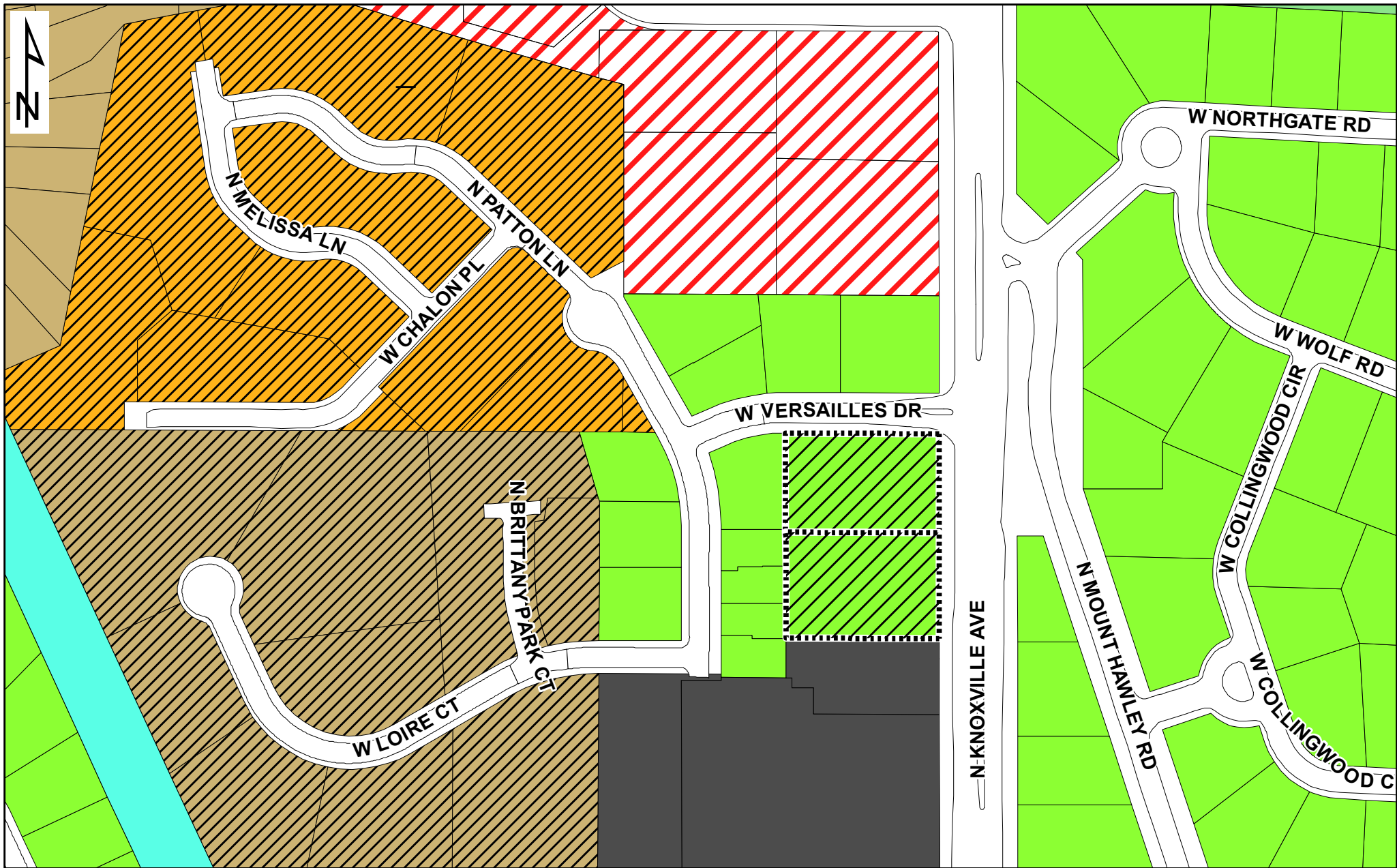
- | | |
|--|--|
|  R1 - Single-Family Residential District |  O1 - Arterial Office District |
|  R2 - Single-Family Residential District |  C1 - General Commercial District |
|  R3 - Single-Family Residential District |  C2 - Large Scale Commercial District |
|  R6 - Multi-Family Residential District |  Subject Property |
|  R7 - Multi-Family Residential District | |









ZC 12-11
2928 W Lake Avenue
Rezone
March 1, 2012



- R1 - Single-Family Residential District
- R2 - Single-Family Residential District
- R3 - Single-Family Residential District
- R6 - Multi-Family Residential District
- O1 - Arterial Office District
- C1 - General Commercial District
- Subject Property

ZC 11-13
REZONE
3004 W. LAKE AVENUE
MAY 5, 2011 1:00 PM



- | | |
|--|---|
|  R2 - Single-Family Residential District |  N1 - Institutional District |
|  R5 - Residential Cluster Development District |  I2 - Railroad/Warehouse Industrial District |
|  R6 - Multi-Family Residential District | |
|  R7 - Multi-Family Residential District |  Subject Property |
|  O2 - Exclusive Office Park District | |

ZC 11-33
7417 & 7425 N. Knoxville Ave
Rezone
December 1, 2011



- R2 - Single-Family Residential District
- R3 - Single-Family Residential District
- R8 - Multi-Family Residential District
- O1 - Arterial Office District
- R5 - Residential Cluster Development District

Subject Property

ZC11-15B REZONE & SPECIAL USE
NE CORNER OF UNIVERSITY & NORTHMOOR
MAY 5, 2011 1:00 PM