

An interested citizen expressed concern for the lack of screening and landscaping. It was suggested that an approval should be delayed until certain conditions are met.

There being no further public testimony, the public hearing was closed at 1:32 p.m.

Discussion on the Findings of Fact was held. Concern was expressed for the condition and use of the property which brought a zoning complaint.

Motion:

Commissioner Unes made a motion to deny the request for a Special Use; seconded by Commissioner Misselhorn:

The motion was APPROVED viva voce vote 5 to 1.
Yeas: Barry, Ghareeb, Misselhorn, Unes, and Wiesehan – 5
Nays: Heard – 1



CASE NO. PZ 19-08

Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-08 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Peter Paraskis, representing the petitioner, described the proposed development should the rezoning be approved.

Chairperson Wiesehan opened the Public Hearing at 1:45 p.m. There being no public testimony, the public hearing was closed at 1:45 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve the request to rezone, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 6.
Nays: None

Commissioner Barry left the meeting at 1:50 pm.

CASE NO. PZ 19-09

Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Barry of Tres Rojas Winery, LLC to rezone property from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District and approve a preliminary plat with a waiver, for the property located at N Galena Road (Part of Parcel Identification No. 14-15-200-014), Peoria, IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-09 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers: