

Michael Kennedy, Human Service Center, expressed support for the concept but concern for the potential conflict of separation requirements for certain residents at 1005 NE Jefferson St.

Karrie Alms, a concerned citizen, expressed concern for the residents living at the halfway house located across the street from the proposed art studios.

Roger Sparks, a concerned citizen, expressed concern for the lack of access to public transportation and handicap accessibility in the building.

Motion:

Commissioner Unes made a motion to DEFER the request for 30 days; seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-12

Hold a Public Hearing and forward a recommendation to City Council on the request of John E Wetzel to rezone property from a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the property identified as Parcel Identification No. 18-03-206-013, with an address of 1824 NE Monroe Street, Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-12 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing.

Steve Kerr, representing the Petitioner, explained the need for the rezoning to allow for business expansion.

Bill Ordaz, a concerned citizen, expressed support for the rezoning.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Misselhorn made a motion to APPROVE the request; seconded, by Commissioner Anderson.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-13

Hold a Public Hearing and forward a recommendation to City Council on the request of Eric Bursott of River City Construction for the Catholic Diocese of Peoria, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields for the properties identified as Parcel Identification Nos. 14-07-100-012, -013, -024, -025, -028 & -029, with the following addresses 2607 W Willow Knolls Rd, N Villa Lake Dr & 7519 N Allen Rd, Peoria IL (Council District 5)

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-13 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following conditions:

1. The site shall provide seven (7) spaces of bicycle parking.

2. Any Mechanical, Refuse or Utility Structures shall be screened per City Code requirements if placed on the property.
3. A landscaping plan shall be required through the building permit process to ensure compliance.
4. A photometric plan shall be required through the building permit process to ensure compliance.
5. Any signs will be processed administratively through a separate building permit process.
6. Right-of-way shall be dedicated if a future extension of N Villa Lake Dr is proposed as this site is adjacent to the proposed extension of Pioneer Parkway.
7. A pedestrian accessible route shall be provided between the public right-of-way and the site.
8. Construction access shall not be allowed from N Villa Lake Dr.

Chairperson Wiesehan opened the Public Hearing.

Andrew Hagemann, Petitioner, summarized the need for the special use and answered questions from the Commission.

Carol Hornickle, Objector, summarized her objections to the project (traffic, current intersection with Willow Knolls).

Roger Sparks, Concerned Citizen, summarized the needs of disability access to the site.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Anderson made a motion to APPROVE the request including conditions; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-14

Hold a Public Hearing and forward a recommendation to City Council on the request of John Pappas to rezone property from a Class CG (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the properties identified as Parcel Identification Nos. 18-03-332-028 (1023 NE Adams Street), 18-03-332-029 (1025 NE Adams Street), and 18-03-332-036 (1031 NE Adams Street), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-14 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended DENIAL of the request based upon the following:

- 1) The current zoning of CG (General Commercial) does not deter, limit, or prevent the use or redevelopment of the properties.
- 2) The current zoning of CG (General Commercial) is consistent with the Future Land Use designation of Mixed Use.
- 3) No other property within the same block as the subject parcels is currently zoned I-2 (Railroad/Warehouse Industrial).

Chairperson Wiesehan opened the Public Hearing.

John Pappas, Petitioner, summarized the need for the rezoning.

Carol Hayse, a concerned citizen, stated her objection to the request

Dennis Higdon, a concerned citizen, stated his objection to the request and submitted a petition with seven signatures in opposition.

Bill Ordaz, a concerned citizen, stated his objection to the request.