

Melvin McAfee, a concerned citizen, expressed a general concern for maintenance of the property.

Felicia James, a concerned citizen, expressed the need for a school and reinvestment into the neighborhood.

Gary Velasquez, summarized the use of the property and support for investment into the neighborhood.

Chairperson Pro Tem Unes closed the public hearing at 1:25 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request including the conditions presented by Staff and an additional waiver for existing landscaping, except for parking lot landscaping which must comply with the Unified Development Code; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Heard, and Unes – 4  
Nays: None

**CASE NO. PZ 19-20**

Public Hearing on the request of Robert Smith to rezone property from a present Class R-3 (Single Family Residential) District to a Class P-1 (Parking) District for the properties located at 1311 E Paris Ave and 1315 E Paris Ave, (Parcel Identification Nos. 14-27-401-016 and 14-27-401-017), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-20 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Robert Smith, petitioner, provided a summary and explained the need for parking.

Chairperson Pro Tem Unes opened the Public Hearing at 1:36 p.m.

Anthony Burgess, a concerned citizen, opposed the proposed parking lot.

A written letter of opposition from Sue Mullen was read to express her concern for increased traffic and garbage in the residential street.

Robert Smith, summarized the request and submitted a petition from neighbors showing support.

Chairperson Pro Tem Unes closed the public hearing at 1:43 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Ghareeb made a motion to approve the request; seconded by Commissioner Barry:

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Heard, and Unes – 4  
Nays: None



**CASE NO. PZ 19-21**

Public Hearing on the request of Srinivas Jujavarapu and Wiebler Family L.P. for approval of the First Amendment to Consolidated Initial and Amended/Restated Annexation Agreement for the extension of the Acquisition Contingency for the property generally located west of IL Route 91, North of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road, and south of Parcel Identification No. 08-35-300-027. The property is identified as Parcel Identification Nos. 08-35-300-030 and 08-35-300-023, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-21 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Christopher Oswald, representing the petitioner, provided a summary and explained that the extension of time is needed for IL Dept of Transportation to approve the right-of-way dedication.

Chairperson Pro Tem Unes opened the Public Hearing at 1:50 p.m. There being no public testimony, the public hearing was closed at 1:50 p.m.

**Motion:**

Commissioner Barry made a motion to approve the request; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Heard, and Unes – 4  
Nays: None

**CASE NO. PZ 19-22**

Public Hearing on the request of Mark Larson of Powercat Peoria, LLC, to amend an annexation agreement for the property located at N Orange Prairie Road (Parcel Identification No. 08-35-100-038), and generally located east of Orange Prairie Road, south and west of IL Route 91, with an address of W Grange Hall Rd, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-22 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval subject to the following conditions:

- 1) Septic system for go-kart development only. Temporary until sewer becomes available to any adjacent parcel at such time the septic system must be replaced with public sanitary sewer within 12 months.
- 2) Item #1 of the Amendment states that development will require connection to the public water and public sewer. This should specify public storm sewer, since the sanitary will be handled with a temporary leach field.

Staff noted that the Greater Peoria Sanitary District recommended connecting to the public sanitary sewer when it was within 1000 feet of the subject property line.

Bruce Brown, representing the petitioner, provided a summary.

Chairperson Pro Tem Unes opened the Public Hearing at 2:02 p.m.

Todd Parmenter, a concerned citizen, expressed opposition to the request since the annexation agreement was approved in 2017 with no changes to the location of the sanitary sewer lines since that time. A waiver for connection should have been requested with the original proposed annexation.

Bruce Brown, explained efforts to work with adjacent property owners to install a sanitary sewer line. He explained that the septic system was temporary.

Chairperson Pro Tem Unes closed the public hearing at 2:13 p.m.

**Motion:**

Commissioner Ghareeb made a motion to approve the request as recommended by Staff; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 3 to 0, with 1 abstention.  
Yeas: Ghareeb, Heard, and Unes – 3  
Nays: None  
Abstention: Barry – 1