

→ **CASE NO. PZ 15-3**

PUBLIC HEARING on the request of Michael Teague of Western Avenue Cleaners to rezone property from a Class CN (Neighborhood Commercial) District to a Class CG (General Commercial) District for the property identified as Parcel Identification Nos. 18-08-151-014 and 18-08-151-015 with an address of 320-328 N Western Avenue, Peoria, IL (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-3 into the record and presented the request to change zoning from CN (Neighborhood Commercial) to CG (General Commercial).

Shannon Techie read two letters of opposition into the record as follows:

Vernon Moore, nearby resident, It is my understanding that there is a request pending to rezone 320 and 328 N. Western Ave from neighborhood commercial to general commercial. As a resident in close proximity (Sherman Ave.) to these addresses, I would like to oppose this change and ask that it remain a neighborhood commercial zoning. I need to be at work and therefore am not able to attend the meeting, so I ask that you would let my opposition be known at the meeting. Thank you very much.

Alvin Moore, nearby resident, I want to oppose a change in zoning for 320 and 328 N. Western Ave., located at the corner of Western and Sherman. I don't believe a car lot or any other business zoned for a commercial type business will be a good fit for the neighborhood. I have lived at 1812 W. Sherman for several years and it has always been a quiet residential neighborhood. I'm not able to come to the meeting, but would like this email to represent my feelings in the matter.

Petitioner Michael Teague, stated that he currently owns the property and runs a drycleaners at the property, and would like to turn a portion of the parking area into a used auto sale lot. He stated that he does not live in the immediate area but would not be opposed to this happening in his neighborhood and that he would operate the auto sales himself.

Marjorie Klise, a nearby resident and neighborhood advocate, stated that traffic is already too close to the doorsteps of nearby residents and that a business of that nature would cause less walkability and would be the opposite of many efforts made by the neighborhood to make this area more pedestrian friendly and aesthetically appealing. They enjoy the commercial spaces but would like to keep it low density.

Dan Callahan, a nearby resident and board member on the Greenway Project, stated that he is not in favor of more concentrated commercial use along Western Avenue. He stated that this is his 6th year on the Greenway Project Board and that their goal is to maximize a walkable, green, attractive, upscale neighborhood as well as the entry into Moss-Bradley. This project is the opposite of the overall plan. They want to be involved in businesses but they do not support higher density and ask for denial of the request.

There being no additional testimony, Chairperson Wiesehan closed the public hearing.

Discussion:

Commissioner Misselhorn stated that they appreciate Teague's business, but allowing this rezoning puts the property in jeopardy of expanding larger in the future.

Chairman Wiesehan stated that this rezoning did not relate to the City's Comprehensive Plan and that they could not support spot zoning

Commissioner Viera stated that though they want to work with small businesses, used auto sales does not match the plans of the area to increase walkability and attract people to the area to stay.

Motion:

Commissioner Misselhorn moved to deny the request as presented, seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 15-B

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C the Land Development Code relating to Elderly Housing.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-B into the record and presented the request to amend the Zoning Ordinance in order to simplify the code and terms related to Elderly Housing using the term Assisted Living Facility.

Commissioner Misselhorn clarified that this category includes elderly but is not only related to age.

There being no additional testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Heard moved to approve the request as presented, seconded by Commissioner Durand.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 15-C

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to Murals.

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-C into the record and presented the request to amend the Zoning Ordinance relating to Murals.