


PZ 171-2020

Hold a Public Hearing and forward a recommendation to City Council on the request of Katie J. Kim, of the Kim Group, on behalf of KM Real Properties LLC and Jim McComb Chevrolet, Inc., to rezone property (Parcel Identification Nos. 14-29-401-007 and 14-29-401-024) from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District and to replace the existing Special Use Ordinance 15,077 with a Special Use in a Class C-2 (Large Scale Commercial) District, for a Shopping Center to include office, commercial, and multifamily uses for the property located at 3624, 3622, 3602 N University Street and 1205 W Florence Avenue (Parcel Identification Nos. 14-29-401-020, 14-29-401-021, 14-29-401-024, 14-29-401-026, 14-29-401-007 and 14-29-401-008), Peoria IL. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 171-2020 into the record and presented the request. Ms. Weick provided a summary of the request and offered relevant background context.

City Engineer/Assistant Director, Bill Lewis, Public Works Department, provided information regarding traffic impact data and addressed concerns with the private driveways proposed.

Discussion was held around the Commissioners' concerns with rezoning to a Class C-2 District instead of a Class C-1 District and traffic impact analysis.

Katie Kim, Petitioner, provided more information on the proposed plans and reiterated that any changes to the plans would need to be resubmitted for amendment to the special use shopping center.

Chairperson Wiesehan opened the public hearing at approximately 2:32 PM.

Thomas Leiter, legal representative for adjacent landowners, RJ Distributing Company and Robert Jockisch, requested the proposal is deferred in order to continue discussions on a comprehensive solution to development in the area.

Ms. Kim expressed that collaborative discussions with adjacent landowners could be continued without delaying the subject request. The proposal includes no changes to the existing University drive and the site plan is developed with ability to create connection points to adjacent property.

The public hearing was closed at approximately 2:40 PM

Discussion was held that additional traffic analysis is needed as well as additional time for property owners to discuss a comprehensive development approach and to obtain comment from IDOT regarding access from Parish Avenue.

Motion:

Commissioner Ghareeb made a motion to defer this case to the meeting on February 4, 2020. The Commission requested amended traffic study, results of additional discussions with property owners, and comments from IDOT regarding Parish Avenue access; seconded by Commissioner Unes:

The motion was APPROVED by viva roll call vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Martin, Unes and Wiesehan – 6
Nays: None – 0

Commissioner Richard Unes left the meeting at 3:07 pm.