


PZ 277-2021

Hold a Public Hearing and forward a recommendation to the City Council on the request of Steve Roehm, of University Professional Building LLC, to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at 5006 N University Street, Parcel Identification No. 14-20-251-008), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 277-2021 into the record and provided a summary of the request.

Discussion was held around the allowable land uses under C-1 zoning and limiting commercial development on University.

Chairperson Wiesehan opened the public hearing at approximately 1:39 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:39 PM.

Findings of facts were read by Commissioner Ghareeb at 1:40p.m.

Motion:

Commissioner Barry made a motion to APPROVE; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 7 to 0.

PZ 283-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Innovation Uses.

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 283-2021 into the record and provided a summary of the request.

A replacement ordinance was distributed, and the differences were noted between the ordinance included in the packet. Specifically, the addition of underlining and a rewording of the third performance standard for Innovation Uses. (Replacement Ordinance attached as Exhibit 1)

Discussion was held around the time frame of the request.

Chairperson Wiesehan opened the public hearing at approximately 1:47 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:47 PM.

Motion:

Commissioner Martin made a motion to APPROVE; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 7 to 0.

PZ 242-2021

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority.