

restriction to allow use;" Waiver No. 7 read, "Limited Temporary Outdoor Storage, as related to setback, time frequency, and screening;" remove Condition Nos. 5, 7 (while continuing to work with the Peoria Marriott Pere Marquette to correct drainage issue), and 10; seconded, by Commissioner Triebold.

Commissioner Misselhorn supported the motion and the petitioner's intent to accommodate the multiple uses of the PCC.

Commissioner Anderson supported the PCC's use of signage.

Commissioner Anderson read the Findings of Fact for Special Use.

The motion was approved viva voce vote 4 to 0.  
Yeas: Anderson, Misselhorn, Triebold, Unes – 4.  
Nays: None.  
Abstention: Barry – 1.

The Planning & Zoning Commission recessed at 3:02p.m. and resumed at 3:09p.m.

**CASE NO. PZ 17-25**

Hold a Public Hearing and forward a recommendation to City Council on the request of Dallas Koerner, to rezone property from a Class CN (Neighborhood Commercial) to a Class I-2 (Railroad/Industrial) District for the property identified as Parcel Identification No. 14-35-327-004 with an address of 3100 NE Adams Street, Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 17-25 into the record and presented the request. Ms. Smith provided the Summary of Proposal, Background, the Community Development Department Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

In response to Vice Chairperson Misselhorn's inquiry, Ms. Smith provided more detail of the zoning change in 1963 and explained the request would allow the petitioner's intended uses.

Vice Chairperson Misselhorn opened the Public Hearing at 3:16p.m.

Dallas Koerner, petitioner, said he has owned the property since 1982. The request was to bring the property into compliance with the Zoning Ordinance and to allow for auto repair and used auto sales, which was how the property has been used during years under his ownership.

With no further interest from the public to provide public testimony, Vice Chairperson Misselhorn closed the Public Hearing at 3:17p.m.

**Motion:**

Commissioner Unes made a motion to approve the request as presented; seconded, by Commissioner Anderson.

Vice Chairperson Misselhorn supported the motion.

Commissioner Anderson read the Findings of Fact for Rezoning.

The motion was approved viva voce vote 5 to 0.  
Yeas: Anderson, Barry, Misselhorn, Triebold, and Unes – 5.  
Nays: None.

**CASE NO. PZ 17-26**

Hold a Public Hearing and forward a recommendation to the City Council on the request of ALDI, Inc., to rezone property from a Class C-1 (General Commercial) District to a Class C-N (Neighborhood Commercial) District, for the property located at 3420 N University Street (Parcel Identification No. 14-29-404-020), Peoria, Illinois (Council District 2).



Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-26 into the record and presented the request. Ms. Techie provided the Summary of Proposal, Background, Community Development Department Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Kyle Wood, representing the petitioner, said the request would allow a building addition. The rezoning request provided the best option to maintain the existing parking and allow for the future growth of Aldi.

With no interest from the public to provide public testimony, Vice Chairperson Misselhorn closed the Public Hearing at 3:23p.m.

**Motion:**

Commissioner Anderson made a motion to approve the request as presented; seconded, by Commissioner Unes.

Commissioner Anderson read the Findings of Fact for Rezoning.

Vice Chairperson Misselhorn commented the request was a great example of what CN was intended with residential nearby and encouraged more opportunities to use the CN classification appropriately.

The motion was approved viva voce vote 5 to 0.

Yeas: Anderson, Barry, Misselhorn, Triebold, Unes – 5.

Nays: None.

**CASE NO. PZ 17-27**

Hold a Public Hearing and forward a recommendation to City Council on the request of Ted Clark for approval of an Annexation Petition and Annexation Agreement, a Preliminary Subdivision Plat, to rezone property from a Class R-3 (Single-Family Residential) District to a C-1 (General Commercial) District, and to obtain a Special Use for Outdoor Recreation for the property located on the eastern side of Orange Prairie Road and addressed as W Grange Hall Road, Peoria, Illinois. The property is also identified as Parcel Identification No. 08-35-100-033 (Council District 5).

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 17-27 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, 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 for the Special Use for Outdoor Recreation:

**Community Development:**

1. A compliant final landscaping plan (per Section 8.2.4.) must be submitted and approved prior to the issuance of building permits.
2. All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.
3. All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
4. The site must adhere to all requirements of Section 8.5. Site Lighting, except for the noted light pole height contained within the Annexation Agreement.
5. Final site plans, elevations, and building materials shall be submitted to the Zoning Administrator for review and approval through an administrative review process prior to building permit issuance. The applicant may appeal the Zoning Administrator's decision to the City Council if they disagree with the determination.

**Fire Department:**

1. FD needs fire-flow calculations from IL-AWC to determine the number and distribution of fire hydrants. Building construction Type (s) are also needed.
2. Fire apparatus access roads shall meet requirements of International Fire Code 2012 Appendix D.