Motion:

Commissioner Anderson moved to approve the request with all waivers except for #9, seconded by Commissioner Heard.

Discussion:

Allison stated the importance of the bike path and that if excluded; that will be setting a precedence for all future developers to forgo the path.

Commissioner Anderson stated that while in favor of a path; if the bank cannot have one they should not create a path to nowhere.

Commissioners Viera and Unes stated that the trail is critical.

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

Motion:

Commissioner Anderson moved to approve the request with all waivers and conditions, including a revision to condition #9 to state that a bike/walk trail must connect from Richmar Road to the northern boundary of the development site as an alternative to locating the trail along the frontage of Knoxville Avenue, seconded by Commissioner Durand.

Discussion:

Chairperson Wiesehan stated that he was not in favor due to the lack of information. He stated that he would like the petitioner to revisit the IDOT letter, seek more compromise with the neighbors, and look into the water waste issue.

The motion was approved by showing of hands.
Yeas: Anderson, Heard, Misselhorn, Durand – 4;
Nays: Viera, Unes, Wiesehan –3.

CASE NO. PZ 15-29

PUBLIC HEARING on the request of Will Hayes for Floyd Rashid and SM Properties VII LLC to rezone property from a Class R-1 (Single-Family Residential) District to a Class C-2 (Large Scale Commercial) District for the property located at 812, 816, 822, and 828 W Glen Avenue (Parcel Identification Numbers 14-20-427-008, -009, -011, -036, & -037), Peoria, IL, (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-29 into the record and presented the request.

Commissioner Unes left at 3:15.

Petitioner Floyd Rashid stated that he had purchased the property subject to zoning.

Commissioner Anderson stated concern for the forest and asked if it would be developed.

Rashid stated that it would be too costly to develop the gully and that the trees will remain at the property.

Commissioner Misselhorn stated that this rezoning was just that; and that the petitioner would have to return to the commission to obtain a special use for what type of business could be placed on the parcel.

Kathleen Maushard, nearby resident, stated her concern with people using Fairview Place in order to turn around the reach the business. She stated that with children playing on the street it is already too busy and that people use this street to make u-turns; and that she is opposed to the commercialization of more property in the area.

Commissioner Misselhorn stated that this location would not cause more traffic on her street because there is a turn lane to access the property.

Dr. Rob Pollard, a nearby property owner, expressed concern about what type of business will be built on site. He stated that even if the trees are not removed the disturbance to the area will damage them. He also stated that the combined traffic with Notre Dame High School will be hectic.

Roger Sparks, Advocate for Disable Rights, stated that traffic is already dense in the area. He stated that Glen Avenue needs to be improved before any new commercial properties are built.

Mark Ackerman, speaking on behalf of the petitioner, states that they only plan to use 2 acres of the property and that the trees will remain intact.

Motion:

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

Discussion:

Commissioner Viera stated that he is in favor of only the rezoning and that he will be very picky moving forward with the special use for the property.

Chairperson Wiesehan agreed and stated that this property would likely not be developed residential so he supports the rezoning. He also asked staff to see about getting a Slow Children Playing sign on Fairview.

Commissioners Durand and Misselhorn stated that because it is not spot zoning and is bordered by other commercial he supports the petitioner's request.

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

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens who wished to address the Planning and Zoning Commission.

Chairperson Wiesehan suggested moving the next Meeting to Tuesday, July 7th at 1 pm in order to avoid conflicts with the Fourth of July Weekend.