

CASE NO. PZ 15-4

PUBLIC HEARING on the request of Robert Gates of Kavanagh Law Firm for Laura McGrath of RRCO Rentals, LLC, to rezone property from a Class R-4 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 603 W Nebraska Avenue (Parcel Identification Number 14-33-352-016), Peoria, Illinois. (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-4 into the record and presented the request to change zoning from R-4 (Single-Family Residential) to C-N (Neighborhood Commercial).

Commissioner Heard noted that he would be abstaining from this case.

Bob Gates, spoke on behalf of the petitioner.

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

Motion:

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

The motion was approved unanimously by viva voce vote 5 to 0, with 1 abstention.

 **CASE NO. PZ 15-5**

PUBLIC HEARING on the request of Chuck Hollis of Criterion Development, LLC to rezone property from a Class C-1 (General Commercial) District to a Class R-1 (Single-Family Residential) District and obtain a Special Use for elderly housing, with waivers, for the property located at 5712-5720 North Knoxville Avenue (Parcel Identification Numbers 14-16-451-014 & 14-16-451-016), Peoria, Illinois. (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-5 into the record and presented the request to change zoning from CN (Neighborhood Commercial) to R-1 (Single-Family Residential).

Commissioner Wiesehan questioned why they were not interested in multi-family zoning.

Commissioner Viera had questions about IDOT control for the entrance; and also expressed concern about the setback.

Shannon Techie noted a current text amendment would allow elderly housing as a special use in the C1 district. This could impact the case in that they could withdraw the rezoning request if the amendment is approved before the case is heard by the City Council.

Commissioner Anderson asked what would be done if IDOT denies the request for new intersection.

Commissioner Misselhorn questioned the cost for signalization.

Scott Reisse, City Engineer, stated that costs are paid by developer.

Petitioner Chuck Hollis, stated that the lot has been vacant for 10 years. He explained Park District discussions related to new entrance under the bridge.

Roger Sparks, asked if consideration was given to additional bus stops in this area along Knoxville Avenue and discussed concerns about access to cross Knoxville.

Steve Kerr, stated there is ADA access from the front door to the trail, and the access is equipped with Pedestrians push buttons. He also stated the trail continues to Midstate College.

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

Motion:

Commissioner Misselhorn moved to approve the request as presented including all conditions and waivers, with the inclusion of the additional condition from Staff that the building described and attached to the approved Ordinance will be the specific building built. Any change to the proposed building would require an amendment to the Special Use, seconded by Commissioner Anderson.

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

CASE NO. PZ 15-7

PUBLIC HEARING on the request of Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District to add a new commercial building, for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-038, -039, -040, -042, -043, -034, & -008), Peoria, IL. (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-7 into the record and presented the request.

Commissioner Wiesehan questioned the sidewalk policy.

Shannon Techie answered that they are trying to increase connectivity and requests for a Special Use such as this are an opportunity to request that sidewalks be installed. She further explained that it aids in the overall connectivity of the actual Shopping Center also

Shannon Techie read into the record a letter from the Neighborhood Association of the property.