

Ms. Weick stated that this was a request of the petitioner and advised Commissioner Unes to contact the petitioner for any further remarks or questions.

Discussion was held between Commissioner Ghareeb and Ms. Weick in regard to the material of the bike path.

Steve Kerr, on behalf of Laura Costic, was present and stated that as a licensed daycare they are required to follow the Illinois Department of Children and Family Services' (DCFS) guidelines on fencing.

Chairperson Wiesehan opened the public hearing opened at 1:17 pm.

With no public testimony, public hearing was closed at 1:17 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Martin.

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

PZ 1273-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone the property from the present Class R-4 (Single Family Residential) District to Class I2 (Railroad/Warehouse Industrial) District for the property located at 111 Van Buren Street (Parcel Identification No. 18-03-230-021), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to rezone the property from R-4 to I-2.

The Development Review Board recommends approval of the request based on the existing adjacent I-2 (Railroad/Warehouse Industrial) zoning.

Doug Roelfs, General Manager of Greater Peoria Mass Transit District, was present and stated that he has nothing further to add to Ms. Weick's summarization of the request.

Chairperson Wiesehan opened the public hearing at 1:29 pm.

With no public testimony, public hearing was closed at 1:29 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Unes.

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

PZ 1274-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Raven of SR Real Estate Holdings LLC – Upland, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 611 E Tripp Avenue (Parcel Identification No. 14-28-431-013), Peoria, IL (Council District 3).

