

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning and Zoning Commission was held on Thursday, November 5, 2015, at 1:00P.M., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Anderson, Durand, Heard, Viera, Wiesehan – 5. Commissioners absent: Misselhorn, Unes —2.

City Staff Present: Leah Allison, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES**Motion:**

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on October 1, 2015 as amended; seconded by Commissioner Heard.

The motion was approved unanimously viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 15-41**

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 property to the boundary of the Special Use and rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (PIN 14-16-452-009), and add a new building to the Shopping Center (PIN 14-16-452-043), for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, IL.(Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, reported Case No. PZ 15-41 was respectfully withdrawn.

CASE NO. PZ 15-49

Public Hearing on the request of William Hayes of Joseph and Camper for Sam Mach, to obtain a Special Use for place of worship (Buddhist Temple) in a Class R-6 (Multi-family Residential) District for the property located at 839 W Moss Avenue (Parcel Identification Number 18-05-482-018), Peoria, Illinois. (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-49 into the record and presented the request of Joseph and Camper for Sam Mach to obtain a Special Use for a place of worship. The subject property contains 2.05 acres of land and contains a vacant school building. The property is zoned Class R-6 Multi-Family Residential) District and surrounded by R-4 (Single-Family Residential) District to the north and east, R-1 (Single-Family Residential) District and R-6 (Multi-Family Residential) District to the south, and R-4 (Single-Family Residential) District and N-1 (Institutional) District to the west. Ms. Techie provided history of the zoning for the property. The petitioner is proposing to reuse the existing building with no changes proposed to the building at this time. The existing parking lot will be

reused in the existing location with no expansion of the parking area proposed. Ms. Techie reviewed landscaping, lighting, and screening requirements. Ms. Techie presented the requested waivers and conditions.

Site Plan Review Board recommends APPROVAL of the request, including all requested waivers and conditions.

Dick Williams, representing the petitioner, spoke in favor of the request. He said the Special Use will provide religious diversity in the community. He said he was excited for the proposed project.

Sam Mach, petitioner, in response to Commissioner Heard's inquiry said there were no issues with the conditions.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:13p.m.

Motion:

Commissioner Durand made a motion to approve the request including waivers and conditions; seconded by Commissioner Heard.

Commissioner Viera said the proposed project was a great reuse of the existing building and spoke in favor of the petitioner's request.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.

CASE NO. PZ 15-50

Public Hearing on the request of David Horton of Midwest Engineering to rezone property from a Class R-3 (Single Family Residential) District to a Class O-1 (Arterial Office) District for the property identified as Parcel Identification No. 13-02-100-003, located on the west side of IL Route 91, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-50 into the record and presented the request of David Horton of Midwest Engineering to rezone property from Class R-3 to Class O-1. Ms. Allison referred to the map to indicate the property requested to rezone. Ms. Allison relayed the property characteristics and provided history of property. Ms. Allison outlined the permitted uses and special uses for Class O-1.

The Site Plan Review Board does not object to the request to rezone the subject property to O-1 Arterial Office. The City intends to exercise its option for right-of-way along a portion of the northern property line of the parcel. Office zoning will be a compatible designation adjacent to the future roadway.

Commissioner Wiesehan said he was concerned with the mix of uses in the area.

Ms. Allison confirmed Commissioner Viera's inquiry for the future road extension of Pioneer Parkway to Orange Prairie Road.

David Horton, petitioner, said he was present to answer any questions presented from the commission.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:25p.m.

Motion:

Commissioner Anderson made a motion to approve the rezoning from a Class R-3 to a Class O-1; seconded by Commissioner Heard.

Commissioner Heard thanked staff for their efficiency in presenting the cases.