

**Motion:**

Commissioner Misselhorn made a motion to approve the request to amend the Special Use with the following conditions; seconded, by Commissioner Barry:

- 1) Obtain the appropriate FAA permit.
- 2) On-site stormwater detention is not required.
- 3) No installation of additional sidewalk on Bird Blvd or Hale Ave.
- 4) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
- 5) Waiver to allow alternative landscaping for front yard along Have Ave.
- 6) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Misselhorn, and Wiesehan – 4

Nays: None.

**CASE NO. PZ 19-05**

Hold a Public Hearing and forward a recommendation to City Council on the request of Chris George of Tartan Realty Group to amend an existing Special Use Ordinance No. 13,932 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a commercial building, with a request to waive the parking impact fee, for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The subject property is identified as Parcel Identification No. 13-11-151-027, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-05 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions:

- 1) Payment of the parking impact fee or install a porous paving system.
- 2) A free-standing sign in compliance with Unified Development Code.
- 3) Provide authorization from adjacent property owner to perform parking lot paving.
- 4) Revise the handicap parking spaces to eliminate shared access aisle.

Doug Reichl, representing the petitioner, stated that the free standing sign and handicap parking would comply with the zoning regulations. He agreed to obtain consent from the adjacent property owner prior to paving the parking lot. He further explained the requested waiver for the parking impact fee.

Chairperson Wiesehan opened the Public Hearing at 2:04 p.m. There being no public testimony, the public hearing was closed at 2:04 p.m.

Discussion on the Findings of Fact was held.

Commissioner Ghareeb made a motion to approve the special use amendment including a waiver of the parking impact fee and remaining conditions of approval by Staff, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 3 to 1.

Yeas: Ghareeb, Misselhorn, and Wiesehan – 3.

Nays: Barry - 1.

**CASE NO. PZ 19-06**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Brooks of OSF Healthcare to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Urban Farm for the properties located at 1005 S Brown St, 1007 S Brown St, 1412 W Antoinette St, 1414 W Antoinette St, 1418 W Antoinette St, 1420 W Antoinette St, 1424 W Antoinette St, 1428 W Antoinette St, 1500 W Antoinette St, 1502 W Antoinette St, 1503 W Antoinette St, 1504 W Antoinette St, 1506 W Antoinette St, 1507 W Antoinette St, 1508 W Antoinette St, and 956 S Shelley St, (Parcel Identification Nos. 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-133-017, 18-17-176-004, 18-17-176-003, 18-17-133-016, 18-17-176-002, and 18-17-133-034), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-06 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions.

- 1) Replace any deteriorated or non-ADA-compliant sidewalks and curbs along all property frontages including Antoinette, Brown, Hickory, and Shelley. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
- 2) Install a sidewalk along the frontage of Hickory Street.
- 3) Waiver to increase the height of the fence along Brown Street from 4 feet to 6 feet.

Mike Brooks and Rev Donald Roszkowski, petitioners, explained how the urban farm will be maintained by volunteers, and the proposed fence will provide a secured area.

Chairperson Wiesehan opened the Public Hearing at 2:21 p.m.

An interested citizen, expressed concern for the attraction of rodents. In response, Mr. Brooks noted that he did not find rodents were attracted to community gardens.

Chairperson Wiesehan closed the Public Hearing at 2:25 p.m.

Discussion on the Findings of Fact was held.

Commissioner Misselhorn made a motion to approve the proposed special use including Staff's conditions of approval, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Misselhorn, and Wiesehan – 4.  
Nays: None.

#### **CASE NO. PZ 18-D**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-D into the record and provided a summary of the proposed text amendment.

Chairperson Wiesehan opened the Public Hearing at 2:37 p.m. There being no public testimony, the public hearing was closed at 2:37 p.m.

Commissioner Barry made a motion to approve the proposed text amendment, seconded by Ghareeb.

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Heard, and Misselhorn– 4.  
Nays: None.

#### **CASE NO. PZ 19-A**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Donation Bins.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-A into the record and provided a summary of the proposed text amendment.

Chairperson Wiesehan opened the Public Hearing at 2:51 p.m. There being no public testimony, the public hearing was closed at 2:51 p.m.