

Petitioner Pierre Serafin, stated that they are requesting this zoning change to enhance the uniformity of the property and conform to the existing code.

District 1 Council Member Denise Moore, stated her support for the rezoning. This zoning will allow UFS to continue supporting their neighborhood with convenient walkability, jobs, financial support, and continuous improvement to the property.

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

**Motion:**

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

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

**CASE NO. PZ 14-52**

PUBLIC HEARING on the request of Caterpillar, Inc., to amend the Comprehensive Plan of the City of Peoria to establish provisions of a Riverfront Overlay Plan; and to designate an oR Riverfront Overlay District, over the B-1 Downtown Commercial Zoning District, at 100, 200, and 220 NE Adams Street; 124 SW Adams Street; 202 and 208 Hamilton Boulevard; 207 and 223 Main Street; 100, 200 and 219 NE Washington Street; and 110 SW Washington Street (Parcel Index No. 18-09-260-016 through -018; 18-09-261-000 and -013; 18-09-276-001; 18-09-235 001 through -006; 18-09-278-007; 18-09-277-001; and 18-09-263-010) Peoria, IL (Council District 1)

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 14-52 into the record and presented details of the request to establish and designate a Riverfront Overlay District. Ms. Smith stated that Staff recommends approval of the request.

**Discussion**

Commissioner Misselhorn clarified that the current B1 zoning has very few standards and requirements. The overlay district will establish stricter regulations.

Petitioner Donald Mahannah, stated that they are requesting this overlay district to further their study regarding a possible expansion project in Downtown Peoria. This district will allow them to facilitate change. It will also allow them to identify and specify aspects of design and public improvements beyond the underlying B1 Zoning District. Mr. Mahannah thanked the Commission for their time and requested their support.

District 1 Council Member Denise Moore of 723 W Spring Hollow Lane, stated her support for the requested overlay district. Council Member Moore thanked Caterpillar for their due diligence of the study. She stated that the district encourages their corporate neighbors and that if the overlay district is approved there will be added value to the city within the first district with high quality standards.

Karrie Alms, expressed concern that the proposed overlay district is very subjective and that the word “encourage” could not be enforced. Ms. Alms stated that the requirements of the plan are a good start but that it needs more detail.

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

**Motion:**

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

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

**CASE NO. PZ 15-A**

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code relating to Definition of Medical Cannabis Use.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-A into the record and presented a definition of Medical Cannabis Use obtained from the Compassionate Use of Medical Cannabis Pilot Program Act of the Illinois State Statues.

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

**Motion:**

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

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

**NEW BUSINESS**

Chairperson Wiesehan recommended that Staff, along with District 1 Council Member Moore and property owners, review the zoning of SW Adams north of UFS to the Warehouse District see if rezoning all of the properties would be appropriate.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

Karrie Alms, expressed concern for a former case (PZ 14-13A). She stated that the approved rezoning may create density issues in the future and deteriorate an already unstable neighborhood.

Commissioner Viera asked if there were any plans to add stronger regulations to the B1 downtown commercial zoning district.

Kimberly Smith replied that staff currently does not have direction to do so.