

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

A meeting of the Planning & Zoning Commission was held on Thursday, February 2, 2017, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning & Zoning Commissioners were present: Michele Anderson, Eric Heard, Mark Misselhorn, Nick Viera, and Chairperson Mike Wiesehan- 5. Commissioners absent: Wes Durand, Richard Unes - 2.

City Staff Present: Joshua Naven, Kimberly Smith, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Anderson moved to approve the minutes of the amended Planning and Zoning Commission meeting held on January 5, 2017; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 17-04**

Hold a Public Hearing and forward a recommendation to City Council on the request of Terry Potter to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-1 (General Commercial) District for the property identified as Parcel Identification Nos. 09-31-129-001 & -002 with an address of 2713 W Second Street (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-04 into the record and reported the petitioner requested to withdrawal the request. The petitioner preferred to rezone the property to CN (Neighborhood Commercial) rather than C-1 (General Commercial) and will come before the commission with the new request at the March 2, 2017 meeting.

Chairperson Wiesehan opened the Public Hearing.

Kevin Horwitz, a concerned citizen, requested the subject property provide a safe route, i.e. sidewalks, to Wilder-Waite School and to the Rock Island Trail. Mr. Horwitz noted the residents of Attingham Park are in the Wilder-Waite Elementary School District, in response to Commissioner Anderson's inquiry.

Commissioner Anderson questioned the road jurisdiction near the subject property; Mr. Naven provided the road jurisdiction for the surrounding area, which included Medina Township and the City of Peoria.

In response to Chairperson Wiesehan's inquiry, Mr. Naven said he will forward the request for sidewalk infrastructure to the appropriate officials.

Commissioner Anderson, as a resident of Trails Edge, echoed Mr. Horwitz request and added Trails Edge would also prefer to have sidewalks installed from the Trails Edge neighborhood to the Rock Island Trail.

With no further interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Misselhorn made a motion to withdraw the request; seconded, by Commissioner Anderson.

The motion was viva voce vote 5 to 0.

CASE NO. PZ 17-05

Hold a Public Hearing and forward a recommendation to City Council on the request of Don Johnson, of Goodwill Industries of Central Illinois, to rezone property from a Class CN (Neighborhood Commercial), R-7

(Multi-Family Residential) and R-4 (Single-Family Residential) to all Class R-7 (Multi-Family Residential); and to amend an existing Special Use, Ordinance No. 15,638, for a Group Home for permanent housing for persons with disabilities, to add property and a building addition, for the properties located at 403 and 411 S. Olive Street and part of 2127 SW Jefferson Street (Parcel Identification Nos. 18-17-206-016, 18-17-206-023), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 17-05 into the record and presented the request. Ms. Smith provided the summary of the proposal, background of the subject property, and the Development Review Board Analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the requests.

Steve Kerr, representing the petitioner, said the request was to allow an expansion of the existing facilities with the addition of six (6) bedrooms. Mr. Kerr said the proposed project complied with zoning regulations.

With no interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Misselhorn made a motion to approve the Rezoning request and the Special Use request as presented; seconded by Commissioner Heard.

Commissioner Misselhorn supported the proposed project and agreed there was a need for the requested use.

Commissioner Viera supported the proposed project and expressed his appreciation that the proposed project was in compliance with the Unified Development Code.

Commissioner Misselhorn read the Findings of Fact for Rezoning and Special Use.

The motion was approved viva voce vote 5 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

Rodger Sparks, an interested citizen, expressed concern for the lack of sidewalks and collaboration to provide funding for the sidewalks near the subject property of Case No. PZ 17-04.

Nick Viera, commissioner, said he agreed with commissioners' action regarding Case No. PZ 17-03 for Exposition Gardens.

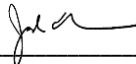
It was determined there was no further interest from citizens to address the Planning & Zoning Commission.

ADJOURNMENT

Commissioner Misselhorn moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Heard.

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


The Planning & Zoning Commission Meeting was adjourned at approximately 1:33p.m.



Joshua Naven, Senior Urban Planner

Kimberly Smith

Kimberly Smith, Senior Urban Planner



Madeline Wolf, Development Technician