

In response to Commissioner Anderson's inquiry, Mr. Modi confirmed some of the views for the rooms would be a blank wall.

In response to Commissioner Unes' concern regarding security, Mr. Modi said all the entrances are controlled.

In response to Chairperson Wiesehan's inquiry, Mr. Modi said the height of the existing building was eighteen (18) feet.

Chairperson Wiesehan supported the development without the cupola.

In response to Commissioner Unes' inquiry, Mr. Modi said the timeframe for completion would be 12-16 months.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:24p.m.

Motion:

Commissioner Triebold made a motion to approve the request with staff conditions; seconded, by Commissioner Heard.

Commissioner Heard supported a future expansion of use for buildings to be an Assisted Living Facility. Commissioner Heard supported the motion and said the development was a benefit to the area.

Commissioner Unes disagreed with Commissioner Heard due to past property management practices. Commissioner Unes' main concern was safety.

Commissioner Heard noted the new ownership and significant investment of the property.

Chairperson Wiesehan supported the motion, adding the height of the adjacent hotel (Spring Hill Suites) was taller than the height for the proposed development.

Commissioner Anderson did not support the motion because the new construction was too big for the site and the five (5) foot building separation would not be aesthetically pleasing to tenants. Commissioner Anderson noted the public testimony in opposition at the April meeting.

Ms. Allison read the following public testimony from the April 6, 2017 Planning and Zoning Commission meeting into the record:

Cliff Gunther, a concerned citizen, expressed concern for property maintenance, limited onsite parking, minimal public transportation services, and lack of sidewalks on the subject property.

Commissioner Anderson read the Findings of Fact for Special Use.

The motion was approved viva voce vote 4 to 1.

Yeas: Heard, Triebold, Unes, and Wiesehan – 4.

Nays: Anderson – 1.

CASE NO. PZ 17-16

Hold a Public Hearing and forward a recommendation to City Council on the request of Zhichao Tan and Hong Zhang for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single-Family Residential) District to a R-2 (Single-Family Residential) District for the property located east of Koerner Road and addressed as 6025 W Eaglecreek Drive. The property is also identified as Parcel Identification No. 13-10-452-002, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-16 into the record and presented the request. Mr. Naven provided the summary of the proposal and the Development Review Board analysis as outlined in the memo. Mr. Naven noted the property was subdivided and developed with the Chadwick Estates Subdivision but was inadvertently left out of the annexation process. In response to Chairperson Wiesehan's inquiry, Mr. Naven reported the total of six (6) homes received notification of the

annexation process and has heard from five (5) of the homeowners. Each residence will be processed as a separate annexation request.

The Development Review Board recommended APPROVAL of the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:38p.m.

Motion:

Commissioner Unes made a motion to approve the Annexation Petition and Annexation Agreement; seconded, by Commissioner Triebold.

In response to Commissioner Anderson's inquiry, Mr. Naven confirmed no application fee was collected from the petitioner, as there is no fee for annexation requests.

The motion was approved viva voce vote 5 to 0.

Motion:

Commissioner Unes made a motion to approve the Rezoning request; seconded by Commissioner Heard.

Commissioner Anderson read the Findings of Fact for Rezoning.

The motion was approved viva voce vote 5 to 0.

CASE NO. PZ 17-17

Hold a Public Hearing and forward a recommendation to City Council on the request of Patrick and Thelba McCarthy for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single-Family Residential) District to a R-2 (Single-Family Residential) District for the property located east of Koerner Road and addressed as 6014 W Eaglecreek Drive. The property is also identified as Parcel Identification No 13-10-451-015, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-17 into the record and presented the request. Mr. Naven requested the previous memo review and case comments be applied to this case.

The Development Review Board recommended APPROVAL of the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:43pm.

Motion:

Commissioner Unes made a motion to approve the Annexation Petition and Annexation Agreement; seconded, by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

Motion:

Commissioner Anderson made a motion to approve the Rezoning request; seconded by Commissioner Heard.

The motion was approved viva voce vote 5 to 0.

CASE NO. PZ 17-19

Hold a Public Hearing and forward a recommendation to City Council on the request of Phil Harvey of Remax Traders Unlimited, for Marie Nisius, to rezone property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the property located at 1822 W Forrest Hill Avenue (Parcel Identification No. 14-32-101-001), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-19 into the record and presented the request. Ms. Techie provided the summary of proposal, the background of the property, the Community Development Department analysis and the Community Development Department