

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-17 into the record, presented details of the request for an expansion of a non-conforming building due to the rear yard setback. She also reported the waivers requested.

She stated that Staff recommends approval of the request with the following conditions:

- 1) All rooftop and ground level mechanical equipment must be screened from street view.
- 2) All garbage dumpsters must be placed in a four sided, six to seven foot tall, solid enclosure with a gate for access.
- 3) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) Relocate the existing sign to meet the required front setback of 12.5 feet.

Derek Schryer representing Hunzeker Properties, LLC said Hunzeker Properties, which is the operator of Trane Heating & Cooling, would like to expand their business. He stated that his client agrees with the stated conditions of approval.

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

Motion:

Commissioner Anderson motioned for approval of staff recommendations; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 5 to 0 with 1 abstention

Commissioner Unes returned to the meeting.

CASE NO. PZ 14-18

Public Hearing on the request of Kristine Giornalista of Access Peoria, LLC to create 8 one-lot subdivisions, with waivers, for the properties located at 1634 N. Missouri Avenue (PIN 181-04-210-032), 1831 N. Peoria Avenue (PIN 18-04-202-033), 1915 N. Peoria Avenue (PIN 14-33-453-032), 1512-1514 N. New York Avenue (PIN 18-04-277-004 & 18-04-277-003), 1817-1819 N. Indiana Avenue (PIN 18-04-227-022 & 18-04-227-021), 1707 N. Indiana Avenue (PIN 18-04-231-025), 603 E. Ravine Avenue (PIN 18-04-227-031), and 713 E. LaSalle Street (PIN 18-04-232-016), Peoria, IL. (Council District 3).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-18 into the record, and presented details of the request to create 8 one-lot subdivisions, with waivers.

She stated that Staff recommends approval of the request with the following waivers and conditions:

1. Waiver to Allow Duplexes for Subdivisions with Fewer than 5 lots.
2. Waiver from allowed Density in an R-4 (Single-Family Residential) District for the properties located at:
 - a. 1915 N Peoria Avenue
 - b. 1512-1514 N New York Avenue
 - c. 1817-1819 N Indiana Avenue
 - d. 1707 N Indiana Avenue
 - e. 603 E Ravine Avenue
 - f. 713 E LaSalle Street.
3. Plat revisions are required as follows:
 - a. Access Peoria – All sites
 - i. The General Note on the Preliminary Plat reads “Bearings are based on the Illinois State Plane Coordinate System West, Zone 1202” whereas the General Note on the Final Plat reads “Bearings are based on an assumed datum.” The

- bearings and distances on preliminary and final plats are the same. Use the same (appropriate) note on both plats.
- ii. Add addresses on Final Plats prior to recording documents.
 - iii. Add two address blocks to each plat and submit to Public Works before filing final plat.
- b. Access Peoria Site 3 – 100 Scale
 - i. Dimension and label the easement within the boundary of the lot.
 - c. Access Peoria Site 6.
 - i. Remove duplicate label “ALLEY (16”)”.
4. Old driveways and sidewalks within the ROW shall be removed.
 5. Deteriorated or non-existent curb shall be replaced to City standards.
 6. Any sidewalks within City ROW damaged during construction shall be replaced to City standards.

Kristine Giornalista representing Illinois Facilities Fund (IFF and Access Peoria, LLC), provided detail of the overall proposed development and showed sample elevations of the proposed design. She stated that IFF is in agreement with the stated waivers and conditions.

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

Matthew Rogers, neighboring resident, expressed his support of the proposed development.

Motion:

Commissioner Misselhorn made a motion to approve staff recommendations; seconded by Commissioner Unes.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-20

PUBLIC HEARING on the request of Julie Waldschmidt to amend an existing Special Use Ordinance No. 15,185 in a Class C-2 (Large Scale Commercial) District to add a dumpster enclosure, with waivers, for the property identified as Parcel Identification No. 14-08-226-025 with an address of 7815 N Knoxville Avenue, Peoria, IL. (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department said the petitioner requested Case No. PZ 14-20 be deferred to the next meeting.

Commissioner Anderson motioned to defer this case to the August 7, 2014 meeting; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-22

PUBLIC HEARING on the request of Travis Polston of A-1 Towing, in a Class I-3 (General Industrial) District, for a Special Use for a Junk Yard and Auto Grave Yard, Towing and Impound Lot; and Auto Sales, for the property located at 2226 W. Clark Street (Parcel Identification nos. 18-19-401-001 and 18-19-401-004) (Council District 1).

Senior Urban Planner Leah Allison, Community Development Department said the petitioner requested Case No. ZC 14-22 be deferred to the next meeting.

Commissioner Unes motioned to defer this case to the August 7, 2014 meeting; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-H

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code of the City of Peoria with respect to funeral homes in residentially zoned districts.

Shannon Techie, Senior Urban Planner, Community Development Department read Case No. PZ 14-H into the record and presented detailed of the text amendment which allows funeral homes as special uses in residentially zoned districts. She stated that Staff recommends approval of the request.

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

Motion:

Commissioner Misselhorn made a motion to approve staff's recommendation; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-I

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 Cannabis Cultivation Centers.

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-I into the record and presented details of the text amendment which allows cannabis cultivation centers as permitted uses in the I-1, I-2, and I-3 industrial districts. She stated that Staff recommends approval of the request.

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

Motion:

Commissioner Durand made a motion to approve staff's recommendation; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE PLANNING AND ZONING COMMISSION

There were no citizens who wished to address the Planning and Zoning Commission.

Chairperson Wiesehan summarized the requirements of the Open Meetings Act.

ADJOURNMENT**Motion:**

Commissioner Misselhorn moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

The Planning and Zoning Commission adjourned at approximately 3:00 p.m.