

Mr. Naven requested deferral on the case per the petitioner's request.

Chairperson Wiesehan opened the public hearing at 10:07 am.

There being no public testimony, the public hearing was closed at 10:07 am.

Motion:

Commissioner Martin made a motion to defer to the next regularly scheduled meeting; Commissioner Grantham seconded.

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

→ **PZ 1323-2023**

Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Foster for Pelia Academy Inc. and Southside Mission of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class CN (Neighborhood Commercial) District for the property located at 3006; 3008, and 3012 W Garden Street (Parcel Identification Nos. 18-18-153-010; 18-18-153-011; 18-18-153-023; 18-18-153-024), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to rezone the property from R-4 to CN. The current use of the property is a single-family home and a community garden. The applicant proposes to establish an Urban Farm at the site and use the existing home as a Farm Stand / Commercial Kitchen / Cold Food Storage. The Development Review Board recommends approval of the rezoning request.

Chairperson Wiesehan expressed dissent toward spot zoning.

Mr. Naven stated that City staff reviewed the request and recommended approval due to CN zoning adjacent to the subject property.

Ryan Foster, owner and petitioner, was present. Mr. Foster stated that the intention is to provide training in urban agriculture and food preservation and preparation. Mr. Foster stated that the site will allow the community to grow their own produce, and the proposed kitchen will provide an opportunity to process the produce for sale.

Commissioner Grantham asked if the home is still on the property.

Mr. Foster responded yes.

Discussion was held between Commissioner Grantham and Mr. Foster in regard to the involvement of the South Side Mission. Mr. Foster stated that the organization will assist in the preparation and distribution of the produce.

Discussion was held between Commissioner Grantham and Mr. Foster in regard to additional local organizations that may be of interest.

Chairperson Wiesehan opened the public hearing at 10:17 am.

There being no public testimony, the public hearing was closed at 10:17 am.

Commissioner Ghareeb read the Findings of Fact.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Martin.

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

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Martin made a motion to adjourn; seconded by Commissioner Unes at approximately 10:19 am.

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


Grace Burgener, Development Technician