

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 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:**

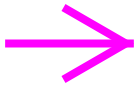
Commissioner Anderson made a motion to approve the Rezoning request; seconded by Commissioner Heard.

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 recommendation as outlined in the memo. Ms. Techie noted the property had been sold and the new owner



provided a signed letter stating his request to rezone the property to R-4. Ms. Techie noted that the ownership of the property has changed since the time of application for the rezoning request. Robert Harland is the new property owner and he provided documentation consenting to the rezoning request.

The Community Development Department recommended APPROVAL of the request.

In response to Chairperson Wiesehan's inquiry, Ms. Techie said the property has been zoned C-1 (General Commercial) since the time of annexation into the City; however, the single-family home on this property was constructed prior to annexation into the City; therefore, it was considered a legal non-conforming single-family dwelling. Ms. Techie noted letters have been sent to the property owners at 1818 and 1814 W Forrest Hill requesting the rezoning to R-4 to bring the residential properties into conformity as well.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:50p.m.

**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.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

It was determined there was no interest from citizens to address the Planning & Zoning Commission at 1:51p.m.

**ELECTION OF OFFICERS**

**Chairperson:**

Commissioner Unes moved to reelect Mike Wiesehan as the Chairperson of the Planning & Zoning Commission; seconded, by Commissioner Triebold.

The reelection of Mike Wiesehan as Chairperson was approved viva voce vote 5 to 0.

**Vice Chairperson:**

Commissioner Unes moved to reelect Mark Misselhorn as the Vice Chairperson of the Planning and Zoning Commission; seconded by Commissioner Triebold.

The reelection for Mark Misselhorn as Vice Chairperson was approved viva voce vote 5 to 0.

**ADIJOURNMENT**

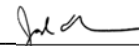
Commissioner Unes moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Anderson.

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

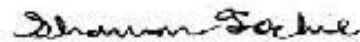
The Planning & Zoning Commission Meeting was adjourned at approximately 2:01p.m.



Leah Allison, Senior Urban Planner



Joshua Naver, Senior Urban Planner



Shannon Techie, Senior Urban Planner



Madeline Wolf, Development Technician