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

A meeting of the Planning and Zoning Commission was held on Thursday, December 5, 2014, at 1:00 p.m., Peoria Police Department, 600 SW Adams Street, Room 102.

ROLL CALL

The following Planning and Zoning Board Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Viera, Durand- 6. Absent: Commissioner Unes - 1

City Staff Present: Shannon Techie, Leah Allison, Raven Fuller, Josh Naven, Nick Ruzicka

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Fuller.


MINUTES

Commissioner Anderson requested that the “Lead” be replaced with “Leah.” She also requested to clarify her statement on page in case 14-L to reflect that she agrees with an additional step in the hearing process. Commissioner Misselhorn also requested the addition of the word “modification” in Charles Fischer’s testimony after the word parking lot.

Motion:

Commissioner Anderson moved to approve the minutes of the Planning and Zoning Commission meeting with held on October 2, 2014 as amended. Seconded by Commissioner Heard.

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

 **CASE NO. PZ 14-47**

Public Hearing on the request of Peggy Pendell to rezone property from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District for the property located at 3523 N Knoxville Avenue (Parcel Identification No.14-28-331-009), Peoria, Illinois. (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 14-47 into the record and presented details of the request to change zoning from Single Family Residential to General Commercial. Ms. Techie stated that Staff recommends denial of the request.

Molly Manning of 3515 N Knoxville Avenue, stated her disapproval of the request for commercial zoning. She stated that the property is located off of a merging intersection and that the possibility of additional traffic to the area would be dangerous. She also stated that the property is located in a flood plain and that the lot should not be rebuilt on.

Michael Bartley of 3613 N Knoxville Avenue, stated that there are no commercial properties in the surrounding area and that the approval of such a request would be out of place for the neighborhood. He also agrees that the addition of a commercial property would make the intersection more dangerous. Bartley also shares personal stories of issues that neighboring residents have had with Ms. Pendell in the past.

Chairperson Wiesehan reminded those testifying that their comments should pertain to the rezoning request only.

At approximately 1:17pm petitioner Peg Pendell entered the commission meeting.

Bill Keister of 3518 N Knoxville Avenue, stated that he agrees with the previous testimonies. In addition he questioned her ownership of the property.

Peg Pendell of 3523 N Knoxville Avenue, apologized to the commission and public for being late. She presented a photo of the proposed structure that she plans to rebuild on the property. She confirmed that the property is not in foreclosure and that she is still the owner. She stated that she is seeking rezoning in order to operate a nonprofit out of her home. In order to have greater than 250 square feet of in home business, the property must be rezoned to C-1 general commercial.

Molly Manning stated that once rezoned commercial the property could be used for any commercial used, and not just a home office; and therefore she still disapproves of the request.

Bill Keister stated that he believes Peg is a good person, but an irresponsible home owner.

Peg Pendell, stated that the disapproval from her neighbors was personal and not related to the rezoning request.

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

Motion:

Commissioner Durand moved to deny the request for 3523 N Knoxville Avenue as presented, seconded by Commissioner Misselhorn.

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