

Michael Seghetti, speaking on behalf of the petitioner, stated that he had nothing to add but would answer any questions that the commission had.

Commissioner Anderson asked if the sign would block any traffic or impede the vision or any drivers.

Seghetti stated that the sign would not, it will be set back 18 ft from the road.

There being no interest in testimony, Vice Chairperson Blackwell closed the Public Hearing.

**Motion:**

Commissioner Unes moved to approve variance as requested; Seconded by Commissioner Misselhorn.

**Discussion:**

Commissioner Misselhorn stated that though the commission usually does not permit variances for signs; that he believed this was very appropriate for a commercial type building in a residential district.

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

**CASE NO. PZ 15-31**

PUBLIC HEARING on the request of Desmond Curran of River Trail Drive, L.P. and West Point Builders and Developers, to rezone property from R-3 (Single Family Residential) District to R-8 (Multi-Family Residential) District, and for a Multi-Family Plan, with possible waivers, for the property located at the foot of Morton Street (part of 18-03-382-003), Peoria, IL (Council District 1).

This case was respectfully requested to be deferred for an additional 30 days.

**Motion:**

Commissioner Anderson made a motion to defer Case No. PZ 15-31 for an additional 30 days. The motion was seconded by Commissioner Durand.

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

**CASE NO. PZ 15-32**

PUBLIC HEARING on the request of John A. Rogers of Farmington Road Towing, to rezone property from the CN (Neighborhood Commercial) and R-4 (Single Family Residential) Districts to the I-1 (Industrial/Business Park) District, and to obtain a Special Use for a Towing and Impound Lot, with waivers, for the property located at 2400-2406 W. Malone and 2401-2407 W Starr (18-18- 254-009 to -012, and 18-18-254-020 to -022), Peoria, IL (District 1).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-32 into the record and presented the request to rezone to I1 in order for the towing company to come into compliance. Smith stated that they had not proven grandfather status for some of the parcels, but not all due to a change in use and expansion of the business over time. She noted conditions, including the requirement to relocate the office.

Commissioner Misselhorn asked if the condition of paving the lot is for all parcels, and for clarification on the condition that it must continue to meet the definition of tow-lot.

Smith stated that all vehicle areas must be paved. She also explained that the business must remain a tow and impound lot. This means no junking, parting, or vehicle graveyard type of activities can happen at this location.

Commissioner Misselhorn stated that the rezoning of the lots to I1 makes it possible for future owners to make this something other than a tow lot.

Smith responded that this was true; but they would likely have to come before the Commission or Site Plan Review Board for a change in use.

Commissioner Unes asked how long the petitioner had to pave.

Smith answered that the petitioner is already in process of completing it; but 6 months is reasonable. It is at the discretion of the Commission.

Commissioner Unes stated that there are 2 or 3 other tow lots that do not have completely paved parking areas and that are not completely fenced in.

Smith answered that companies that is on the Police Tow Rotation have to follow these criteria. In addition there may be some properties that are in violations that are being enforced upon. Others have already received approval and compliance is in progress.

Laura Tobben of Farnsworth Group, speaking on behalf of the petitioner, thanked the commission and the City for their time on this difficult case. She stated that the petitioner has done a lot to improve the lot aesthetically and that they are hoping to continue functioning as they do now. She said that the towing company is a long standing company on the south side and helps to sustain the community. Lastly, she stated that they would prefer not to pave if possible and that she would be happy to answer any questions.

There being no interest in public testimony, Chairperson Wiesehan closed the Public Hearing.

**Motion:**

Commissioner Heard made a motion to approve with the removal of the requirement to pave the gravel area; seconded by Commissioner Unes.

**Discussion:**

Commissioner Misselhorn stated that he will vote to approve begrudgingly because he is nervous about the rezoning to I1 for future development.

Commissioner Anderson seconds Commissioner Misselhorn's thoughts, and states that there should be some way to make this possible without industrial zoning.

Vice Chairperson Misselhorn read the findings of fact.

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

**CASE NO. PZ 15-34**

PUBLIC HEARING on the request of Exposition Gardens for approval of the Peace Brothers Motorcycle Rodeo Event to be held on August 22, 2015, 10:00 a.m. to 4:00 p.m. at Exposition Gardens, located at 1601 W. Northmoor Road (14-17-100-001), Peoria, IL (Council District 4).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-34 into the record and presented the request.

Commissioner Misselhorn asked if the arena was considered inside or outside.

Smith stated it is an outdoor covered arena.

Commissioner Unes asked if the fence that was built was the petitioners or the neighbors.

Smith answered that this was the petitioners and that the Zoning Administrator determined this met the condition of building a berm.

Petitioner Leslie Ceach, President of the Exposition Gardens stated that the event had been going on for 43 years and they were requesting to continue the event with no changes.

Commissioner Anderson asked if the event was inside or outside.

Ceach answered that it is under a roof but the building has no sides.

**Motion:**

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

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

**CASE NO. PZ 15-F**

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 relating to murals on nonresidential structures in residentially zoned districts.