

**CASE NO. PZ 15-19**

Public Hearing on the request of Darlene Hoerr for approval of an Annexation Petition and Annexation Agreement including a Preliminary Plat and to rezone property from a Class R-3 (Single Family Residential) District to a Class A-1 (Agricultural) District for the property located north of Parcel Identification No. 08-35-300-030, south of Parcel Identification No. 08-35-300-032, east of Orange Prairie Road, and along the west side of IL Route 91. The property is identified as part of Parcel Identification No. 08-35-300-028, with an address of 9619 N IL Route 91, Peoria, IL.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-19 into the record and presented the request with the recommendation to deny.

Commissioner Misselhorn requested to learn why Site Plan Review Board wanted to deny the request.

Senior Urban Planner, Allison, explained the reasons for denial: the annexation creates a flag shaped parcel and limits the sanitary sewer.

Chairperson Wiesehan opened the hearing to the public.

Michael Honegger, attorney representing Darlene Hoerr, agreed to address the sanitary sewer issue once the agriculture land is developed to nonagricultural development. He wants to divide the land because homeowners cannot get a 30 year fixed rate mortgage with more than 5 acres of land. He addressed the flag shaped parcel and referred to surrounding lots of similar shape.

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

**Motion:**

Commissioner Anderson moved to approve the annexation and rezoning request, seconded by Commissioner Durand.

The motion was approved unanimously by viva voce vote 7 to 0.

**CASE NO. PZ 15-20**

Public Hearing on the request of Michael and Linda Kelley, to establish a Special Use in a Class I-1 (Industrial/Business Park) District, for a Cartage Facility with Outdoor Storage of Clean/Empty Portable Restrooms, for the property located at 3545 SW Precast Way, (Parcel Identification No.18-19-202-067), Peoria, IL (Council District 1).

Senior Urban Planner Kim Smith, Community Development Department, read Case No. PZ 15-20 into the record and presented the request for Special Use in I-1 (Industrial/Business Park).

**Motion:**

Commissioner Misselhorn moved to defer the request in case 15-20, seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 7 to 0.

**CASE NO. PZ 15-E**

Request of the City of Peoria to Discuss and Approve the 2014 Planning & Zoning Commission Annual Report.

**Motion:**

Commissioner Unes moved to defer the request, seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 7 to 0

**ADJOURNMENT**

The meeting was adjourned by declaration of Chairperson Wiesehan.

The Planning and Zoning Commission adjourned at approximately 6:45 p.m.

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Shannon Techie, Senior Urban Planner

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Kimberly Smith, Senior Urban Planner