

A letter from Timothy Tobin was read by Staff stated his objections to the proposed rezoning.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Unes made a motion to DENY the request to rezone; seconded, by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-15

Hold a Public Hearing and forward a recommendation to City Council on the request of Gary Zumwalt of Zumwalt and Associates, Inc, for Mark Wagner of Crossing Development, LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential) District which amends Resolution 13-300 for a 12-Unit Apartment Building for the property identified as Parcel Identification No. 13-15-476-020, with an address of 5605 W Timberedge Drive, Peoria IL (Council District 4)

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 18-15 into the record and presented the request. Mr. Naven provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following conditions:

1. A compliant photometric plan shall be submitted through the building permit process for review and approval.
2. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
3. Any signs shall be approved through a separate building permit process.

Chairperson Wiesehan opened the Public Hearing.

Mark Wagner, Petitioner, summarized the need for the special use and answered questions from the Commission.

K. Hart, Objector, summarized her objections to the request (lack of open space, increased traffic). Mrs. Hart also noted there were problems with the public notice.

Mr. Naven provided the public notice requirements for the record and stated that the Petitioner and Staff have met their notice obligations.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Anderson made a motion to APPROVE the request including conditions; seconded, by Commissioner Unes.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-A

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to various text amendments.

Senior Urban Planners, Leah Allison and Shannon Techie, Community Development Department, read Case No. PZ 18-07 into the record and presented the request. Ms. Techie and Ms. Allison provided the Summary of

Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing.

Bill Ordaz asked that Staff look into the need exchange use (and other harm reduction uses), and consider a text amendment that handles the use separate from a medical clinic.

Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Anderson made a motion to APPROVE; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-B

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, related to multi-family residential dwellings in office, commercial, and industrial zoning districts.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Anderson made a motion to APPROVE; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CASE NO. PZ 18-C

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, related to the allowance of additional housing types (such as triplex, fourplex, small multiplex, etc.) in residential neighborhoods.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing.

With no other interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Barry made a motion to APPROVE; seconded, by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Anderson, Barry, Unes, Heard, Misselhorn, and Wiesehan –6.

Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens to address the Commission