



**CASE NO. PZ 18-36**

Hold a Public Hearing and forward a recommendation to City Council on the request of Dr Rachel Kuhn-Siegel of Prairie Animal Hospital to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center, to add a Veterinary Clinic for the property located at 6820 N Peartree Lane, 6828 N Peartree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009, Peoria, IL (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-36 into the record and presented the request. Ms. Allison provided the Summary of Proposal 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 condition and waiver:

- 1) A landscape plan for the front yard, parking lot, and parking lot perimeter, in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.
- 2) Waiver to allow 8-foot tall fencing for exterior exercise yards.

Steve Kerr, representing the petitioner, stated that an agreement had been reached between Dr. Kuhn-Siegel and adjacent property owners to add the following condition to the special use ordinance:

“At all times that animals are using the exercise yards, those animals shall be under direct and continuous supervision so as to prevent their escape or unreasonable generation of barking or other noise/sounds during use of the exercise yards.”

Chairperson Wiesehan opened the Public Hearing at 1:33p.m.

Bud Jenkins, owner of an adjacent parcel, praised Dr Kuhn-Siegel for working with the neighbors to address concerns.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

**Motion:**

Commissioner Barry made a motion to APPROVE the request, with Staff’s recommendation and the following additional condition; seconded, by Commissioner Heard.

“At all times that animals are using the exercise yards, those animals shall be under direct and continuous supervision so as to prevent their escape or unreasonable generation of barking or other noise/sounds during use of the exercise yards.”

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Heard, Misselhorn, and Wiesehan – 4.  
Nays: None.

**CASE NO. PZ 18-D**

Hold Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-D into the record and requested a deferral.

**Motion:**

Commissioner Heard made a motion to DEFER, seconded, by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Heard, Misselhorn, and Wiesehan – 4.  
Nays: None.