

Commissioner Misselhorn, in response to Mr. Lagorous' concern, clarified the existing easement was on the Site Plan; therefore, the petitioner must be in compliance.

Ms. Allison read four letters into the record in favor of the request. The letters presented were from the following: First State Bank of Illinois, LFH 100 LLC., Prairie Plains LLC., RP Homes, LLC.

With no further interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 3:41 P.M.

**Motion:**

Commissioner Anderson made a motion to approve the request as presented with requested waivers and Site Plan Review Board recommendations; seconded by Commissioner Durand.

Vice Chairperson Misselhorn read the Findings of Fact.

Commissioner Wiesehan made a request to rezone the western parcel that was not included in petitioner's request.

The motion was approved viva voce vote 6 to 0.  
Yeas: Anderson, Durand, Heard, Misselhorn, Unes, Wiesehan – 6.  
Nays: None.

Commissioner Unes left the council chambers at 3:44 P.M.

**CASE NO. PZ 15-46**

Public Hearing on the request of Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District, to add property to the boundary of the Special Use and rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (PIN 14-16-452-009), and add a new building to the Shopping Center (PIN 14-16-452-043), for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, IL. (Council District 3)

Senior Urban Planner, Shannon Techie, Community Development Department, asked for a deferral until the November 5, 2015 Commission meeting, as a certified letter was not sent by the petitioner to the other property owners within the Junction City Shopping Center by Wednesday, September 16, 2015, notifying them of the proposed Planning & Zoning Commission application, as required by Appendix B, Article 2.15.b.

**Motion:**

Commissioner Misselhorn made a motion to defer the case for 30 days; seconded by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.  
Yeas: Anderson, Durand, Heard, Misselhorn, Wiesehan – 5.  
Nays: None.

**CASE NO. PZ 15-47**

Public Hearing on the request of Paul Sherman to rezone property from a Class R-1 (Single-Family Residential) District to a Class P-1 (Parking) District for the property located at 5005 N Sherwood Avenue (Parcel Identification Number 14-20-251-021), Peoria, Illinois. (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-47 into the record and presented the request of Paul Sherman to rezone property from a Class R-1 to a Class P-1.

The Site Plan Review Board does not object to the request to rezone the property at 5005 N Sherwood Avenue from a Class R-1 (Single Family Residential) District to a Class P-1 (Parking) District.

Commissioner Unes entered the council chambers at 3:46 P.M.

Paul Sherman, petitioner, provided a brief overview of the current circumstances and presented his request. His business has outgrown the existing facility which was a burden for neighbors. Sherman said the proposed parcel to be rezoned will be for employee parking.

Commissioner Misselhorn congratulated Mr. Sherman on the success of his family owned business. He inquired if the proposed parking lot will be for customer overflow or primarily for employees.

Paul Sherman said the parking lot will be for employees only and the designated space will be signed. In response to Commissioner Unes' concern, Sherman verified he will follow staff recommendations for landscaping and screening.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 3:51P.M.

**Motion:**

Commissioner Misselhorn made a motion to approve the request as presented; seconded, by Commissioner Heard.

The motion was approved viva voce vote 6 to 0.

Yeas: Anderson, Durand, Heard, Misselhorn, Unes, Wiesehan – 6.

Nays: None.

**CASE NO. PZ 15-H**

Public Hearing on the request of the City of Peoria to adopt a Unified Development Code by combining and amending Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code.

Senior Urban Planners, Leah Allison and Shannon Techie, Community Development Department, presented Case No. PZ 15-H to the commission. Over the last several months, Staff has worked to combine Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code into a Unified Development Code. As part of the process to combine all three codes into one, some changes were made to make processes more streamlined.

The Commission also held three special meetings to provide direction and feedback to staff on changes included in the unified code. Ms. Techie and Ms. Allison referred to the table presented in the memo outlining the specific changes.

The Site Plan Review Board recommends APPROVAL of the request to adopt a Unified Development Code.

Commissioner Unes said staff has done an exceptional job and staff should be thanked publically for the time and energy to develop the unified code.

Commissioner Anderson thanked staff for the project.

**Motion:**

Commissioner Unes made a motion to approve Case No. PZ 15-H; seconded, by Commissioner Anderson.

Commissioner Wiesehan said he appreciated the time and effort for the completion of this project.