

2. Any Mechanical, Refuse or Utility Structures shall be screened per City Code requirements if placed on the property.
3. A landscaping plan shall be required through the building permit process to ensure compliance.
4. A photometric plan shall be required through the building permit process to ensure compliance.
5. Any signs will be processed administratively through a separate building permit process.
6. Right-of-way shall be dedicated if a future extension of N Villa Lake Dr is proposed as this site is adjacent to the proposed extension of Pioneer Parkway.
7. A pedestrian accessible route shall be provided between the public right-of-way and the site.
8. Construction access shall not be allowed from N Villa Lake Dr.

Chairperson Wiesehan opened the Public Hearing.

Andrew Hagemann, Petitioner, summarized the need for the special use and answered questions from the Commission.

Carol Hornickle, Objector, summarized her objections to the project (traffic, current intersection with Willow Knolls).

Roger Sparks, Concerned Citizen, summarized the needs of disability access to the site.

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 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 18-14**

Hold a Public Hearing and forward a recommendation to City Council on the request of John Pappas to rezone property from a Class CG (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the properties identified as Parcel Identification Nos. 18-03-332-028 (1023 NE Adams Street), 18-03-332-029 (1025 NE Adams Street), and 18-03-332-036 (1031 NE Adams Street), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-14 into the record and presented the request. 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 DENIAL of the request based upon the following:

- 1) The current zoning of CG (General Commercial) does not deter, limit, or prevent the use or redevelopment of the properties.
- 2) The current zoning of CG (General Commercial) is consistent with the Future Land Use designation of Mixed Use.
- 3) No other property within the same block as the subject parcels is currently zoned I-2 (Railroad/Warehouse Industrial).

Chairperson Wiesehan opened the Public Hearing.

John Pappas, Petitioner, summarized the need for the rezoning.

Carol Hayse, a concerned citizen, stated her objection to the request

Dennis Higdon, a concerned citizen, stated his objection to the request and submitted a petition with seven signatures in opposition.

Bill Ordaz, a concerned citizen, stated his objection to the request.

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