

CASE NO. PZ 14-38

PUBLIC HEARING on the request of Kenneth Clark to rezone property from a Class R-2 (Single-Family Residential) District to a Class R-6 (Multi-Family Residential) District for the property located at 3410 N Knoxville Avenue (Parcel Identification No. 14-128-451-007), Peoria, Illinois. (Council District 3).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-38 into the record and presented details of the request to rezone the subject property from R-2 (Single Family Residential) District to R-6 (Multi-Family) District.

She stated that the Site Plan Review Board recommends DENIAL of the proposed rezoning from R-2 (Single Family Residential) District to R-6 (Multi-Family Residential) District, due to the Comprehensive Plan Designation for the property being low density residential

Kenneth Clark, of 3400 N Bigelow, stated that he has had the lot for sale for years and is unable to sell because it is single family residential. There is a duplex located near the empty lot and he believes he would be able to sell quickly if it was zoned for multi-family residential. He stated that he wants to find some way to make it more marketable.

Wiesehan suggests that petitioner Clark request a deferral due to a lack of understanding of the options that are available to him.

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

Motion:

Commissioner Unes moved to defer; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 14-40

PUBLIC HEARING on the request of Joseph G. Abraham Jr., of Joe Abraham and Sons Amusement Inc., to Rezone Property from I-2 (Railroad/Warehouse Industrial) District to CN (Neighborhood Commercial) District, Located at 1923 SW Adams Street (18-17-209-011), Peoria, IL (Council District 1)

Senior Urban Planner Shannon Techie, Community Development Department, said the petitioner requested Case No. PZ 14-40 to be withdrawn.

CASE NO. PZ 14-42

Public Hearing on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for building expansions to existing townhouses, nursing center, dining area, and independent living area, and parking lot modifications, for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois. (Council District 2)

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-42 into the record and presented details of the request to amend the existing Special Use for a 550 square foot dining expansion to the nursing center, a 20,490 square foot independent living facility addition (note that this includes a 3rd story), a reconfiguration of the parking areas, and a future nursing center expansion. The Site Plan Review Board Recommends approval with waivers and recommendation.

Commissioner Anderson removed herself from the discussion due to a potential business conflict of interest.

Charles Fischer of 316 SW Washington St, stated that the changes from the original plan have changed due to increased interest in the residence. They are requesting a third floor in order to meet demand for units. They have had an issue with emergency vehicle access and have developed a parking lot to avoid waivers and meet city code.

Roger Sparks, advocate disabled rights, asked that if they will be expanding the parking lot over 10 acres what will they do with storm water that's running off of parking lot.

Jennifer Smith, 3327 N Avalon place, stated that the north side of her property borders the development and she is concerned that the only access road (for construction trucks, workers, etc.) is Avalon and that it will be blocked and heavy with traffic during construction.

Charles Fischer, stated that the water will be piped and contained in basin and will be handled per City ordinance. He stated that the contracting firm will be the same as last year; and that traffic will likely be high, but they will communicate throughout process.

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

Motion:

Commissioner Unes moved to approve staff recommendations; seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 5 to 0, with 1 abstention.

CASE NO. PZ 14-43

PUBLIC HEARING on the request of Darrin Jolas, for Michael C. Owens of Cullinan Medical 1, LLC in a Class CG (General Commercial) District, to amend the boundaries of an existing Special Use in a previously zoned Class I-2 (Exclusive Office Park) District for a Health Center (Long Term Acute Care Hospital), for the property located at 500 W Romeo B Garrett Ave, Peoria, IL (Parcel Identification No. 18-09-110-027); and establish to a Special Use for an Assisted Living Facility in the CG (General Commercial) District, for the property located at 518 W Romeo B Garrett (part of Parcel Identification No. 18-09-110-027 plus 18-09-109-025) Peoria, IL. (Council District 1).

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-43 into the record and presented details of the request to amend the boundary of this Special Use by reducing it to the property currently development as a Long Term Acute Care Hospital, known as Kindred Hospital. The remaining property will then be combined with an additional property, part of 18-09-109-025 (no address is yet assigned to this parcel), for the