

Clearthur Hollingsworth, Head Start Program, stated the outdoor play area would be fenced with controlled access to the building and security cameras.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:41 p.m

Commissioner Barry read the Findings of Fact for a special use.

**Motion:**

Commissioner Heard made a motion to approve the requested Special Use including Staff's conditions of approval, seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 3 to 0.

Yeas: Barry, Heard, and Misselhorn – 3

Nays: None.

Abstention: Ghareeb – 1

**CASE NO. PZ 19-02**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Central Business) District for the property located at 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-02 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.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 1:53 p.m.

Roger Sparks, concerned citizen, expressed the need for improvements to sidewalks and curb cuts to allow for handicap accessibility.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:56 p.m.

Commissioner Barry read the Findings of Fact for a rezoning.

Commissioner Barry made a motion to approve the proposed rezoning, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Misselhorn– 4.

Nays: None.



**CASE NO. PZ 19-03**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer of Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 18-05-327-050), Peoria, IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-03 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 subject to the following conditions.

- 1) Air conditioning unit located in the front yard of Main St must be screened from view.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.

- 3) No residential dwelling units are allowed.
- 4) A separate sign permit is required for all proposed signs.
- 5) A full building and fire code summary review, completed by an architect, is needed for the building. A sprinkler system may be required.
- 6) The building has many fire code violations that need to be corrected. This includes but not limited to the testing of fire alarm and commercial kitchen systems.
- 7) Any exterior code violations must be resolved prior to occupancy.

Steve Meyer, petitioner, explained the CRU Christian program and agreed with the conditions of approval. Following discussion with Commissioners, Mr Meyer stated he could accept the condition to limit the residential units to staff only, no student housing.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 2:12 p.m.

Diana Stewart, concerned citizen, expressed concern for noise, parking and lack of respect for neighbors and garbage. She supported the proposed use.

Roger Sparks, concerned citizen, expressed the need for handicap accessibility.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 2:19 p.m.

Commissioner Barry read the Findings of Fact for a special use.

Commissioner Heard made a motion to approve the proposed special use including Staff's conditions of approval with a modification that the residential dwelling units are for staff only, no student housing, seconded by Commissioner Ghareeb.

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

**CASE NO. PZ 18-D**

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 Off-Premise Signs.

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

Commissioner Barry made a motion to defer the proposed text amendment, seconded by Commissioner Heard.

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

Roger Sparks expressed the need for sidewalk improvements to meet accessibility requirements.

**ADJOURNMENT**

Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:28p.m.

*Leah Allison*

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Leah Allison, Senior Urban Planner