

landscaping, lighting, and screening requirements. Ms. Techie presented the requested waivers and conditions.

Site Plan Review Board recommends APPROVAL of the request, including all requested waivers and conditions.

Dick Williams, representing the petitioner, spoke in favor of the request. He said the Special Use will provide religious diversity in the community. He said he was excited for the proposed project.

Sam Mach, petitioner, in response to Commissioner Heard's inquiry said there were no issues with the conditions.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:13p.m.

Motion:

Commissioner Durand made a motion to approve the request including waivers and conditions; seconded by Commissioner Heard.

Commissioner Viera said the proposed project was a great reuse of the existing building and spoke in favor of the petitioner's request.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.



CASE NO. PZ 15-50

Public Hearing on the request of David Horton of Midwest Engineering to rezone property from a Class R-3 (Single Family Residential) District to a Class O-1 (Arterial Office) District for the property identified as Parcel Identification No. 13-02-100-003, located on the west side of IL Route 91, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-50 into the record and presented the request of David Horton of Midwest Engineering to rezone property from Class R-3 to Class O-1. Ms. Allison referred to the map to indicate the property requested to rezone. Ms. Allison relayed the property characteristics and provided history of property. Ms. Allison outlined the permitted uses and special uses for Class O-1.

The Site Plan Review Board does not object to the request to rezone the subject property to O-1 Arterial Office. The City intends to exercise its option for right-of-way along a portion of the northern property line of the parcel. Office zoning will be a compatible designation adjacent to the future roadway.

Commissioner Wiesehan said he was concerned with the mix of uses in the area.

Ms. Allison confirmed Commissioner Viera's inquiry for the future road extension of Pioneer Parkway to Orange Prairie Road.

David Horton, petitioner, said he was present to answer any questions presented from the commission.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:25p.m.

Motion:

Commissioner Anderson made a motion to approve the rezoning from a Class R-3 to a Class O-1; seconded by Commissioner Heard.

Commissioner Heard thanked staff for their efficiency in presenting the cases.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.

Commissioner Durand left the Council Chambers at 1:30p.m.

CASE NO. PZ 15-51

Public Hearing on the request of Chase Miller of Dewberry Architects, Inc. for St. Philomena Congregation to amend an existing Special Use, Ordinance No. 13,233, in a Class R-3 (Single-Family Residential) District, to add property to the boundary of the Special Use for the property located at 3206 and 3210 N Emery Avenue, and add a parish center and parking area to the existing church campus for the property located at 3300 N Twelve Oaks Dr. (Parcel Identification Numbers 14-29-476-001, -005, &-007), 3206 N Emery Avenue (Parcel Identification Number 14-29-476-009) and 3210 N Emery Avenue (Parcel Identification Number 14-29-476-008), Peoria, Illinois. (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-51 into the record and presented the request of Chase Miller of Dewberry Architects, Inc. for St. Philomena Congregation to amend an existing Special Use. Ms. Techie provided a summary of the proposal and relayed staff comments, requested waivers, and conditions as outlined in the memo.

The Site Plan Review Board recommends APPROVAL of the request, including all requested waivers and conditions.

Father David Richardson, petitioner, provided an explanation of the parish center building project. He said he received positive feedback from the community for the proposed project. He thanked city staff for assistance with the process to update and amend the existing Special Use. Father David Richardson responded to Commissioner Viera's inquiry that asphalt material will be used for the proposed parking lot expansion.

Chase Miller, petitioner, said he was available for questions.

Chairperson Wiesehan opened the Public Hearing at 1:40p.m.

Kristin Coulter, an interested citizen, spoke in favor of the request.

Mike Mahoney, Chief Operating Officer for Buehler Home, spoke in favor of the request and asked the commission for approval.

With no further interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:42p.m.

Motion:

Commissioner Heard made a motion to approve the request with waivers and conditions; seconded by Commissioner Anderson.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 4 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There was no interest from citizens to address the commission.