

**PZ 301-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jean Heinz to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the properties located at 309 S Warren Street, 2808 SW Jefferson Street, and 2810 SW Jefferson Street (Parcel Identification Nos. 18-17-326-006, 18-17-326-007, and 18-17-326-010), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 301-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. The Development Review Board recommends approval of the request.

Discussion was held on the prior use of the property and adjacent property.

The petitioner, Jean Heinz was sworn in by Glen Wetterow.

Petitioner, Jean Heinz, provided a summary of the request. In response to the commission Ms. Heinz clarified the history of the use of the property and the presence of a structure on the adjacent property.


Chairman pro tem Unes opened the public hearing at approximately 1:26 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:26 PM.

Commissioner Heard read the Findings of Fact for discussion.

**Motion:**

Commissioner Heard made a motion to APPROVE as presented; seconded by Commissioner Grantham:

The motion was approved unanimously by viva voce vote 5 to 0.

**PZ 311-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Betty Mae Hollenberg to approve an Annexation Petition and Annexation Agreement with a request to rezone (upon annexation) from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District for the property located at Temp Address 8600 N Radnor Road (Parcel Identification No. 13-01-200-003), Peoria, IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 311-2021 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. The Development Review Board recommends approval of the request subject to the following:

- 1) The north Radnor Rd property line extends to the centerline of the road. Peoria county may require dedication of additional row along the Radnor road frontage of this parcel during future development or subdivision.
- 2) Upon future development or subdivision, the creek running through the parcel will require a stream buffer easement per the city's ordinance.
- 3) Any development on the parcel will be required to meet the city's stormwater ordinance at the time of plan approval.
- 4) This parcel is located on and/or adjacent to proposed roads on the City of Peoria's thoroughfare map. Future development or subdivision will require compliance with the city's thoroughfare plan.

Discussion was held around timing for infrastructure when needed at the time of future development.

Dale Hollenberg, the petitioner's husband, provided a summary of the request for annexation.

Discussion was held on the understanding of conditions and comments made by staff.

Chairman pro tem Unes opened the public hearing at approximately 1:37 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:37 PM.

**Motion:**

Commissioner Barry made a motion to APPROVE ANNEXATION as presented; seconded by Commissioner Heard:

The motion was approved unanimously by viva voce vote 5 to 0.

Commissioner Heard read for discussion the Findings of Fact for a Rezoning request.

**Motion:**

Commissioner Grantham made a motion to APPROVE REZONING; seconded by Commissioner Martin:

The motion was approved unanimously by viva voce vote 5 to 0.

**PZ 316-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria relating to amendments to the permitted use table related to permitted and special uses.

Urban Planner, Glen Wetterow, Community Development Department, read Case No. PZ 316-2021 into the record and presented the request. Mr. Wetterow provided a summary of the request and offered relevant background context.

Discussion was held on the proposed change to allow Apartments as a permitted use in the Industrial zoning districts.

Chairman pro tem Unes opened the public hearing at approximately 1:48 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:48 PM.

**Motion:**

Commissioner Martin made a motion to APPROVE; seconded by Commissioner Barry:

The motion was approved viva voce vote 4 to 1 (Grantham).

**PZ 317-2021**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code relating to Fulfillment Centers.

Urban Planner, Glen Wetterow, Community Development Department, read Case No. PZ 317-2021 into the record and presented the request. Mr. Wetterow provided a summary of the research and considerations made in preparation of the proposed amendment.

Discussion was held around delivery activities at a fulfillment center.

Chairman pro tem Unes opened the public hearing at approximately 1:57 PM. With no public testimony provided, Chairman pro tem Unes closed the public hearing at 1:57 PM.

**Motion:**

Commissioner Heard made a motion to APPROVE; seconded by Commissioner Barry:

The motion was approved unanimously by viva voce vote 5 to 0.