

Commissioner Ghareeb questioned potential developments aside from the proposed sign. Commissioner Ghareeb questioned why the selected four parcels to be rezoned versus the whole street. Ms. Techie responded a continuation of CN zoning will be discussed in the future; however, properties to the east were currently residential structures and to proceed to rezone those properties to CN would create non-conforming uses.

Chairperson Wiesehan opened the Public Hearing at 1:39p.m.

Michael Hallar, an interested citizen and business owner of Academy of Screen Printing and Awards, said the digital sign would benefit his business and supported the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

**Motion:**

Commissioner Misselhorn made a motion to APPROVE the request to rezone the property; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

**CASE NO. PZ 17-B**

Hold Public Hearing and forward a recommendation to City Council on the request of Michael Freilinger of the Downtown Development Corporation of Peoria to amend Appendix A, the Unified Development Code, relating to the Warehouse Form District (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 17-B into the record and presented the request.

The Development Review Board recommended APPROVAL of the request to amend Appendix A, the Unified Development Code, relating to the Ground Story Height in the Warehouse Form District. Ms. Allison noted, based on staff's recommendation to not support Item Nos. 2 and 3, the petitioner has requested Item Nos. 2 and 3 to be withdrawn.

Chairperson Wiesehan requested the petitioner formally state his request.

Michael Freilinger, petitioner, respectfully requested to withdraw the amendment requests relating to Side Lot Setbacks and Garage and Parking in the Warehouse Form District.

Commissioner Ghareeb requested confirmation the amendment would adhere to ADA requirements; Ms. Allison confirmed the recommendation does not eliminate or alter what would be required of ADA accessibility.

In response to Commissioner Anderson's inquiry of applicability, Ms. Allison said the proposed amendment would apply to all buildings, existing and new construction.

In response to Commissioner Misselhorn's comment that the proposed change would not prohibit a development from raising the floor but does not require a specified height elevation, Ms. Allison noted there would be no regulation on finished floor elevation with the proposed text amendment.

Michael Freilinger, petitioner, thanked staff for the positive recommendation and requested the commission recommend approval. Mr. Freilinger said the purpose of the amendment would allow first floor residential in the Warehouse Form District, which would be prohibited otherwise.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:49p.m.

**Motion:**

Commissioner Barry made a motion to APPROVE the request; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Anderson, Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 7.

Nays: None.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

It was determined there was no interest from citizens to address the Planning & Zoning Commission at 1:50p.m.

Commissioner Misselhorn noted the intent of Item No. 2, Side Lot Setbacks, was to better accommodate re-development of larger, existing warehouse buildings in the district. The required side yard setback would allow windows to have the desired light filtration rather than a close building obstructing the side yard view.

Ms. Allison noted staff did not support the setback as it posed a concern for smaller parcels; a twenty foot side yard setback may eliminate the use of narrow parcels. Ms. Allison noted the building code regulations. Ms. Allison said the twenty foot setback would be in conflict with the Warehouse District Guiding Principles. Ms. Allison noted future conversations may be held with the petitioner to address the intent of the requested amendments.

In response to Commissioner Misselhorn's comment, Commissioner Anderson said a potential solution may be for the developer to work with adjacent property owners to install easements on the adjacent properties to guarantee open space.

**ADJOURNMENT**

Commissioner Barry moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Misselhorn.

The motion to adjourn was approved viva voce vote 7 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 1:58p.m.



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Madeline Wolf, Development Technician