

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning & Zoning Commission was held on Thursday, July 6, 2017, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Michele Anderson (Arrived at 1:04p.m.), Ed Barry, Mark Misselhorn, Christopher Triebold, Richard Unes, and Chairperson Mike Wiesehan- 6.  
Commissioners absent: Eric Heard-1.

City Staff Present: Leah Allison, Joshua Naven, Kimberly Smith, Shannon Techie, Madeline Wolf

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Madeline Wolf.

**MINUTES**

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on June 1, 2017; seconded by Commissioner Triebold.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS**

Chairperson Wiesehan requested to rearrange the order of cases to present Case No. PZ 17-20, PZ 17-21, and PZ 17-23 first and then proceed to the order of cases as outlined on the agenda.

**Motion:**

Commissioner Unes made a motion to rearrange the order of cases as requested by Chairperson Wiesehan; seconded, by Commissioner Triebold.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 17-20**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Smith for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single-Family Residential) District to a R-2 (Single-Family Residential) District for the property located east of Koerner Road and addressed as 6022 W Eaglecreek Drive. The property is also identified as Parcel Identification No. 13-10-451-014, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-20 into the record and presented the request. Mr. Naven provided the summary of the proposal and the Development Review Board analysis as outlined in the memo. Mr. Naven noted the property was subdivided and developed with the Chadwick Estates Subdivision but was inadvertently left out of the annexation process.

The Development Review Board recommended APPROVAL of the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:03p.m.

**Motion:**

Commissioner Unes made a motion to approve the Annexation Petition, Annexation Agreement, and Rezoning request; seconded, by Commissioner Misselhorn.

The motion was approved viva voce vote 5 to 0.

Yeas: Barry, Misselhorn, Triebold, Unes, Wiesehan – 5.

Nays: None.

Commissioner Misselhorn read the Findings of Fact for Rezoning.

Commissioner Anderson entered Council Chambers at 1:04p.m.

**CASE NO. PZ 17-22**

Hold a Public Hearing and forward a recommendation to City Council on the request of Venu Garimidi and Sitaratna Madhuri Garimidi for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single-Family Residential) District to a R-2 (Single-Family Residential) District for the property located east of Koerner Road and addressed as 6019 W Eaglecreek Drive. The property is also identified as Parcel Identification No. 13-10-452-003, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-22 into the record and presented the request. Mr. Naven requested the previous memo review and case comments be applied to this case.

The Development Review Board recommended APPROVAL of the request.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:07pm.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

**Motion:**

Commissioner Anderson made a motion to approve the Annexation Petition, Annexation Agreement, and the Rezoning request; seconded, by Commissioner Barry.

The motion was approved viva voce vote 6 to 0.

Yeas: Anderson, Barry, Misselhorn, Triebold, Unes, Wiesehan – 6.

Nays: None.

**CASE NO. PZ 17-23**

Hold a Public Hearing and forward a recommendation to City Council on the request of Marie Smith, to rezone property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the property located at 1814 W Forrest Hill Avenue (Parcel Identification No. 14-32-101-003), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 17-23 into the record and presented the request.

Ms. Techie provided the summary of proposal, the background of the property, the Community Development Department Analysis and Recommendation as outlined in the memo. Ms. Techie noted the request was in response to the letter that was sent to the property owners of 1818 and 1814 W Forrest Hill requesting the rezoning to R-4 to bring the residential properties into conformity.

The Community Development Department recommended APPROVAL of the request.

In response to Chairperson Wiesehan's inquiry, Ms. Techie said she has not received a response from the property owner of 1818 W Forrest Hill.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:11p.m.

Vice Chairperson read the Findings of Fact for Rezoning.

**Motion:**

Commissioner Misselhorn made a motion to approve the Rezoning request, seconded by Commissioner Unes.

The motion was approved viva voce vote 6 to 0.

Yeas: Anderson, Barry, Misselhorn, Triebold, Unes, Wiesehan – 6.

Nays: None.