

→ **CASE NO. PZ 15-4**

PUBLIC HEARING on the request of Robert Gates of Kavanagh Law Firm for Laura McGrath of RRCO Rentals, LLC, to rezone property from a Class R-4 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 603 W Nebraska Avenue (Parcel Identification Number 14-33-352-016), Peoria, Illinois. (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-4 into the record and presented the request to change zoning from R-4 (Single-Family Residential) to C-N (Neighborhood Commercial).

Commissioner Heard noted that he would be abstaining from this case.

Bob Gates, spoke on behalf of the petitioner.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Misselhorn moved to approve the request as presented, seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 5 to 0, with 1 abstention.

CASE NO. PZ 15-5

PUBLIC HEARING on the request of Chuck Hollis of Criterion Development, LLC to rezone property from a Class C-1 (General Commercial) District to a Class R-1 (Single-Family Residential) District and obtain a Special Use for elderly housing, with waivers, for the property located at 5712-5720 North Knoxville Avenue (Parcel Identification Numbers 14-16-451-014 & 14-16-451-016), Peoria, Illinois. (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-5 into the record and presented the request to change zoning from CN (Neighborhood Commercial) to R-1 (Single-Family Residential).

Commissioner Wiesehan questioned why they were not interested in multi-family zoning.

Commissioner Viera had questions about IDOT control for the entrance; and also expressed concern about the setback.

Shannon Techie noted a current text amendment would allow elderly housing as a special use in the C1 district. This could impact the case in that they could withdraw the rezoning request if the amendment is approved before the case is heard by the City Council.