

Commissioner Viera questioned if the development will affect city sewers and run off.

Senior Urban Planner, Leah Allison replied that they would have to provide storm water detention and obtain permits.

Chairperson Wiesehan opened discussion to the public.

Eric Reiter expressed his excitement about the opportunity to develop in the Peoria area. He addressed questions raised by the commission.

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

Commissioner Misselhorn read the findings of fact in regards to the case.

**Motion:**

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

The motion was approved unanimously by viva voce vote 7 to 0.



**CASE NO. PZ 15-13**

Public Hearing on the request of Terry Waters of Methodist Services, Inc. to rezone property from a Class I-1 (Industrial/Business Park) District to a Class N-1 (Institutional) District and to approve an Official Development Plan for the property identified as Parcel Identification Nos. 13-10-201-001 and 13-10-201-002 with an address of 5801 W Route 150, Peoria, IL (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-13 into the record and presented the request to rezone an I-1 (Industrial/Business Park) to N-1 (Institutional) and to approve an official development plan. Allison presented the summary of the proposed development plan.

Commissioner Misselhorn asked about the vacation of the Sprinkler Lane right-of-way.

Senior Urban Planner, Allison explained that the right-of-way would be returned to the subject parcels.

The commissioners continued discussion of requested waivers.

Chairperson Wiesehan opened the hearing to the public.

Bob Hall, attorney for the petitioner, spoke in support of the petition and introduced the other representatives of the case. He introduced the president of Methodist College.

Dr. Kimberly Johnston, President of Methodist College, explained the mission of Methodist College, growth of student body, and stated that the present building is not sufficient in holding potential growth as the maximum has been reached.

Laura Tobben, of Farnsworth Group, clarified the sign waivers and noted that the signs would be refaced. Ms. Tobben stated that a path to Orange Prairie Road is desired but it is not in the current development plan. She requested that the fee in lieu of constructing the sidewalk to be paid with the certificate of occupancy. She also noted that the future vacation of Sprinkler Lane would be included in the official development plan.

Senior Urban Planner Allison read two letters from the public in support of the case.

Chairperson Wiesehan closed the hearing to the public.

Commissioner Misselhorn read the findings of fact.

**Motion:**

Commissioner Unes moved to approve as per staff's recommendation. Seconded by Commissioner Misselhorn.

The motion was approved.

Yeas: 4- Misselhorn, Durand, Unes, Viera

Nays: 3- Wiesehan, Anderson, Heard

**CASE NO. PZ 15-14**

Public Hearing on the request of Daniel Agatucci for James and Gerald Agatucci to rezone property from a Class R-4 (Single-Family Residential) District to a Class P-1 (Parking) District for the property located at 1312 - 1314 W Gift Avenue (Parcel Identification Nos. 14-32-180-019 &-018), Peoria, IL (Council District 2).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-14 into the record and presented the request to rezone the property from R-4 (Single-Family Residential) District to P-1 (Parking) District.

Chairperson Wiesehan opened the public hearing.

Daniel Agatucci, representative for Agatucci's Restaurant, spoke in favor of rezoning R-4 to P-1.

Tony Agatucci, representative for Agatucci's Restaurant, spoke in favor of the rezone which will also help neighbors who reside on Gift Avenue, it will reduce the congestion on the street by allowing the potential for additional parking on private property.

Commissioner Misselhorn questioned Daniel and Tony if they owned the land and the representatives responded, yes.

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

Commissioner Misselhorn read the findings of facts.

**Motion:**

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

The motion was approved unanimously by viva voce vote 7 to 0.

**CASE NO. PZ 15-15**

Public Hearing on the request of Tommy Arbuckle, AFE Construction, for a Special Use in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, for the property located at 1027, 1029, and 1031 Lincoln Avenue (Parcel Identification Nos. 18-08-462-024, -023;and -022), Peoria, IL (Council District 1).

Senior Urban Planner Kim Smith, Community Development Department, read Case No. PZ 15-15 into the record and presented the request for a Special Use in R-4 (Single-Family Residential), with conditions, including a condition to add porches to the front façade of the proposed buildings.

Commissioner Misselhorn suggested to make the porches work with the 7 feet setback.

Chairperson Wiesehan opened the public hearing.

Tommy Arbuckle, representative of AFE Construction, assured the commission that the development will be built and was designed an assisted living facility. He agreed to flip plans so the porch is on the Lincoln side, or the front of the building. He stated that he has no objections to staff recommendations.