

**PZ 20-6**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District for the property located at 1909 and 1913 W Howett St (Parcel Identification Nos. 18-07-482-033 and 18-07-482-032), Peoria, IL. (Council District 1)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-6 into the record. Ms. Smith provided a summary of the proposal and offered relevant background context.

Chairperson Wiesehan asked who owned the property at 507 S Western Ave to the East of the subject. Ms. Smith said that it is owned by the City, and added that the portion of the alley between 507 S Western and the subject parcels would be vacated for the development of a Fire Station. She also stated that although a use is proposed, the request should be evaluated on the merits of the district at this location, as conditional zoning is not allowed. Mr. Wiesehan agreed and said that vacating the alley and the presence of C-G District property adjacent to the proposed site prevents the issue of spot zoning.

Chairperson Wiesehan opened the public hearing at approximately 1:40 PM. There being no public testimony, the public hearing was closed at approximately 1:40 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:41 PM.

Chairperson Wiesehan asked if the properties at 1909 and 1913 W Howett St are needed for the development for the Fire Station. Jason Meeks, City of Peoria Facilities Maintenance Manager, said they are needed for the size of the proposed station, adding it would not fit on only the property at 507 S Western Ave.

**Motion:**

Commissioner Grantham made a motion to approve the request as presented; seconded by Commissioner Heard:

The motion was APPROVED by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 7

Nays: None – 0

**PZ 20-7**

Hold a Public Hearing and forward a recommendation to City Council on the request of Matt Feucht of Apostolic Christian Skyline to amend an existing Special Use Ordinance No. 13,814, as amended, in a Class R-7 (Multi-Family Residential) District for Elderly Housing for a building addition for the property located at 7023 NE Skyline Dr (Parcel Identification No. 14-10-326-007), Peoria, IL. (Council District 3)

Commissioner Barry recused himself from the Case due to conflict of interest.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-7 into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the special use subject to the following conditions:

1. Repair handicap parking sign and update fines to \$350.
2. Provide a landscape plan (existing and/or new plantings) for the front yard providing 358 points of landscaping or an alternative landscaping plan.
3. Provide a 3-foot tall continuous landscape hedge, decorative masonry wall or combination thereof for parking lot perimeter landscaping along Skyline Dr.