

CASE NO. CPZ 14-09

PUBLIC HEARING on the request of Brian Meginnes, of Elias, Meginnes & Seghetti, P.C. for CJ Three Investments, Inc., to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to a Class I-3 (General Industrial) District for the property located at 100 Chicago Street (Parcel Identification no. 18-17-259-015); and for a Special Use for a Towing and Impound Lot with a Junk and and Auto Graveyard. (Council District 1)

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-09 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

Brian J. Meginnes, representing CJ Three Investments, Inc., explained the request to rezone, special use, and requested waivers for the property.

There was no public testimony.

There being no public input, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes moved to approve Case No. CPC 14-09, request to rezone the subject property from I-2 (Railroad/Warehouse Industrial) to the I-3 (General Industrial) District; and the Special Use to allow a junk and auto grave yard, with the following waivers and conditions:

Waivers:

1. Section 8.4.4.B.3. General Outdoor Storage
2. Section 8.2.6. Landscaping and Screening, Front Yard Landscaping

Conditions:

1. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.
2. No public sidewalk is required.
3. Permits must be obtained for paving, resurfacing, and the drive approach from the public right-of-way.
4. Screening of mechanical equipment and dumpsters is required.
5. Salvage must be located in the storage yard, as depicted on the site plan and application; and towing storage must be located within the building, also as depicted on the site plan and application.
6. All applicable building and fire safety codes must be met.
7. If the salvage yard should be replaced with other than a storage lot, then the requirements of 8.4.4.B.3. must be met with respect to screening; the property may not at any time contain an unscreened towing and impound lot.

The motion was seconded by Commissioner Anderson.

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