

Camilla Rabjohns, Petitioner, provided a background of Invictus Woods. The current Invictus Woods facilities housed males; the proposed property would house female residents. Ms. Rabjohns said parking would not be an issue and agreed to Condition No. 2. Ms. Rabjohns preferred two occupants per bedroom plus a house manager for a total of seven (7) residents.

Jamie Stahl, a concerned citizen, expressed concern the square footage of the house was too small for the proposed number of residents. Mr. Stahl was concerned the use would decrease property values, increase traffic, and be a detriment to the safety and wellbeing of the neighborhood.

Vickie Lewis, an Addiction Treatment Counselor, spoke in favor of the request and supported the request for two residents per bedroom.

Camilla Rabjohns, in closing, did not agree to Condition No. 4. In response to Commissioner Misselhorn's inquiries, Ms. Rabjohns said pets and males guests will not be permitted and that she had received positive feedback from neighbors and Councilman Grayeb. In response to Commissioner Barry, Ms. Rabjohns agreed to staff conditions with the exception of Condition Nos. 1 and 4.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at approximately 2:54p.m.

Motion:

Commissioner Heard made a motion to APPROVE the request with the exclusion of Condition No. 4; seconded, by Commissioner Misselhorn.

Discussion:

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

Chairperson Wiesehan expressed concern regarding Condition No. 4.

Ms. Smith said inspections are required to ensure compliance with an approved Special Use.

Commissioner Heard said he excluded Condition No. 4 in his motion because the Special Use may be revoked if the approved use was not in compliance.

Commissioner Misselhorn expressed concern the square footage of the house was too small for the requested number of residents. Commissioner Misselhorn supported the motion.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Heard, Misselhorn, and Wiesehan -4.
Nays: None.



CASE NO. PZ 18-19

Hold a Public Hearing and Forward a Recommendation to City Council on the request of Tyler Seibert of Bee-J Properties, Inc. to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District for the property identified as Parcel Identification No. 18-19-177-025 with an address of 2311 S Ligonier Street, Peoria, Illinois (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-19 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request to rezone the subject property from R-4 (Single Family Residential) district to C-G (General Commercial) district.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing.

Motion:

Commissioner Barry made a motion to approve the request as presented; seconded, by Commissioner Misselhorn.

Chairperson Misselhorn read the Findings of Fact for Rezoning.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Heard, Misselhorn, and Wiesehan -4.
Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

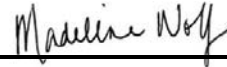
There were no citizens present who wished to address the Planning & Zoning Commission at 3:16p.m.

ADJOURNMENT

Commissioner Misselhorn moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Heard.

The motion to adjourn was approved viva voce vote 4 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 3:16p.m.



Madeline Wolf, Development Technician