

**ZONING COMMISSION MEETING  
THURSDAY, JANUARY 6, 2011  
CITY HALL, SUITE 400 – 1:00 PM**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF DECEMBER 2, 2010 MINUTES**
- 4. PUBLIC HEARINGS**

*Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

**CASE NO. ZC 11-01B**

PUBLIC HEARING on the request of Michael P. Vondra of Southwind RAS, to obtain a Special Use in a Class I3 (General Industrial) District for a new Recycling Facility and including existing conditions and developments, which include but not limited to wood chipping and municipal public works services, for the property identified as **Parcel Identification Numbers 18-19-276-004 and 18-19-276-001 and located at the northwest corner of Darst Street and West Clark Street, Peoria, Illinois.** (Council District 1)

**CASE NO. ZC 11-02B**

PUBLIC HEARING on the request of Bill Pfeifer of Signature Development of Peoria, to obtain a Special Use in a Class R3 (Single Family Residential) District for a Public Elementary School for the property identified as **Parcel Identification Number 09-30-100-006 with a temporary address of 11401 N. Allen Road, Peoria, Illinois.** (Council District 5)

**CASE NO. ZC 11-03B**

PUBLIC HEARING on the request of Deborah J. Baker of Architectural Design Group to amend an existing Official Development Plan, Ordinance No. 13,168, as amended, in the N1 (Institutional) District allowing a medical center and associated uses to relocate the Central Chiller Plant for the properties commonly known as **Methodist Hospital and located at 221 NE Glen Oak Avenue, Peoria, Illinois.** (Council District 1 and 2)

**CASE NO. ZC 11-04**

PUBLIC HEARING on the request of J.P. O'Brien of O'Brien Enterprises, LLC to rezone property from a Class I2 (Railroad/Warehouse Industrial) District to a Class I3 (General Industrial) District for the properties identified as Parcel Identification Nos. **18-03-405-009 (1402 NE Adams Street), 18-03-405-010 (1404 NE Adams Street), 18-03-405-011 (1408 NE Adams Street), 18-03-405-012 (1418 NE Adams Street), 18-03-405-013 (1420 NE Adams Street), 18-03-405-019 (1327 Bond Street), 18-03-405-020 (1411 Bond Street), 18-03-405-025 (1428 NE Adams Street), and 18-03-405-026 (213 Caroline Street), 18-03-408-006 (Located between two railroad tracks at southeasternmost end of Caroline Street with no address assigned), 18-03-277-006 (1924 NE Adams Street), 18-03-277-007 (Located on the southeast side of Adams Street, stretching from Caroline Street to Grant Street and adjacent to the railroad track with no address assigned),** and to rezone property from a Class CG (General Commercial) District to a Class I3 (General Industrial) District for the property identified as Parcel Identification No. **18-03-403-006 (1520 NE Adams Street).** These properties are generally bounded by Adams Street on the north, Abington Street on the east, IL River on the south, and Spring Street on the west, all located in Peoria, Illinois. (Council District 1)

**CASE NO. ZC 11-A**

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code related to Fees.

**CASE NO. ZC 11-B**

PUBLIC HEARING on the request of the City of Peoria to amend Appendix C, the Land Development Code related to Accessory Structures and Uses.

**CASE NO. ZC 11-C**

PUBLIC HEARING on the request of the City of Peoria to receive and file a Sign Ordinance Review Report and amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code related to Signs.

**5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

**6. OTHER BUSINESS**

**7. ADJOURNMENT**

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