

**ZONING COMMISSION MEETING
THURSDAY, APRIL 7, 2011
CITY HALL, SUITE 400 – 1:00 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MARCH 3, 2011 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 11-07B

PUBLIC HEARING on the request of Chuck Hollis of Junction City Ventures LLC, to amend an existing Special Use, Ordinance No. 16,082 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a 5 foot tall, 34 sq. ft. monument sign for the property commonly known as **Junction City Shopping Center** with an address of **5901 N. Knoxville Avenue, Peoria, IL.** The proposed sign is located at **5832 N. Knoxville Avenue, Peoria, IL.** (Council District 3)

CASE NO. ZC 11-08B

PUBLIC HEARING on the request of Richard Laukitis, Trustee of the Mitchener-Laukitis Land Trust, and Steve Wessels of Alcast Company to amend an existing Special Use, Ordinance No. 13,120 as amended, and Ordinance No. 15,283, in a Class I-1 (Railroad/Warehouse Industrial) District for the expansion of a non-conforming Aluminum Cast Molding Use to add the property located at **8728 N. Pioneer Road** and to allow for building additions and parking lot expansion and including existing conditions for the properties located at **8821 N. University Street, 8728 N. Pioneer Road and 8820 N. Pioneer Road, Peoria, IL.** (Council District 5)

CASE NO. ZC 11-09

PUBLIC HEARING on the request of Jacqueline Kirchgessner to rezone property from a Class A-1 (Agricultural) District to a Class R-2 (Single Family Residential) District for the property located at **1120 W. Multiflora Lane, Peoria, IL.** (Council District 5)

CASE NO. ZC 11-10B

PUBLIC HEARING on the request of Kevin Barnes of Quattro Peoria, LLC to amend an existing Special Use, Ordinance No. 14,889, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center for the development of a restaurant and including existing conditions at the property commonly known as **Northwoods Mall** and with an address of **2200 W. War Memorial Drive, Peoria, IL.** The proposed restaurant is located at **4516 N. Sterling Avenue, Peoria, IL.** (Council District 4)

CASE NO. ZC 11-11B

PUBLIC HEARING on the request of Dean Heinzmann of First State Bank of Illinois to rezone property from a Class R-1 (Single Family Residential) District to a Class O-1 (Arterial Office) District and to obtain a Special Use for a Financial Institution with a Drive-Up Facility for the properties located at **8923 N. Frye Road, 9000 N. Knoxville Avenue, and 9004 N. Knoxville Avenue, Peoria, IL.** (Council District 5)

CASE NO. ZC 11-F Continued from the March 3, 2011 meeting

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 Mechanical Equipment Screens.

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. OTHER BUSINESS

7. ADJOURNMENT

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