

**ZONING COMMISSION MEETING  
THURSDAY, MAY 5, 2011  
CITY HALL, SUITE 400 – 1:00 PM**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF APRIL 7, 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 11-09 Continued from the April 7, 2011 meeting**

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 11-12B**

PUBLIC HEARING on the request of Rich Neubauer of McDonald's Corporation to obtain a Special Use, in a Class CG (General Commercial) District, for the expansion of a non-conforming fast food restaurant for the property located at **2205 N. Knoxville Avenue and 118 W. Arcadia Avenue, Peoria, IL.** (Council District 2)

**CASE NO. ZC 11-13**

PUBLIC HEARING on the request of Donald D. Clary to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at **3004 W. Lake Avenue, Peoria, IL.** (Council District 4)

**CASE NO. ZC 11-14B**

PUBLIC HEARING on the request of Ron Naples of Adams Outdoor Advertising to obtain a Special Use, in a Class I-2 (Railroad/Warehouse Industrial) District, for an Off-Premise Sign for the property located on the **former Railroad right-of-way in the 6000 block of N. Knoxville Avenue, Peoria IL.** (Council District 5)

**CASE NO. ZC 11-15B**

PUBLIC HEARING on the request of Patrick McGonigle of South Bay Partners, Ltd to rezone property from a Class O-1 (Arterial Office) District to a Class R-6 (Multi-Family Residential) District and to obtain a Special Use for a Nursing Home for the property identified as **Parcel Identification Number 14-17-251-006 and located near the northeast corner of University Street and Northmoor Road, Peoria, IL.** (Council District 5)

**CASE NO. ZC 11-10B Continued from the April 7, 2011 meeting**

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-F Continued from the April 7, 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.

**CASE NO. ZC 11-G**

Discussion and request for a recommendation to City Council on changes to zoning regulations regarding Fences.

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

**6. OTHER BUSINESS**

**7. ADJOURNMENT**

Inquiries: Leah Allison, (309) 494-8667 or [lallison@ci.peoria.il.us](mailto:lallison@ci.peoria.il.us)