

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled Zoning Commission Meeting was held on February 2, 2012, at approximately 1:00 p.m., City Hall, Council Chambers, 419 Fulton Street, Peoria, Illinois, with Chairperson Hunziker presiding,

**ROLL CALL**

The following Zoning Commissioners were present: Chairperson Hunziker, Klise, Misselhorn, and Wiesehan – 4; Absent: Davis, Shea, and Unes – 3.

**City Staff Present:** Leah Allison and Polly Stainback

**MINUTES****Motion:**

Commissioner Wiesehan motioned for approval of the minutes of the regularly scheduled Zoning Commission Meeting held on January 5, 2012, as printed; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote.

Chairperson Hunziker swore in those who wished to give testimony.

**ZC 12-01B**      **PUBLIC HEARING on the request of the Islamic Center of Peoria to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Cemetery for the properties identified as Parcel Identification Nos. 14-27-458-006, 14-27-458-014, and 14-27-458-015 and with a temporary address of 1500 E. Elmhurst Avenue, Peoria, IL. (Council District 3)**

Chairperson Hunziker announced that there was a request for deferral of this case until next month.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, clarified that the Petitioner was requesting a deferral to allow more time to negotiate and have discussion with Springdale Cemetery.

**Motion:**

Commissioner Misselhorn motioned to defer Case No. ZC 12-01B until the next regularly scheduled Zoning Commission Meeting (March 1, 2012, at City Hall, 419 Fulton Street, Room 400, 1:00 p.m.) The motion was seconded by Commissioner Wiesehan.

The motion was approved by viva voce vote.

**ZC 12-05** PUBLIC HEARING on the request of Kevin C. Jones to rezone property from a Class C-N (Neighborhood Commercial) District to a Class R-4 (Single-Family Residential) District for the property located at 1808 N. Sheridan Road, Peoria, IL. (Council District 2)

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented details regarding the proposal and stated Staff does not object to the request to rezone the subject property to R-4 (Single-Family Residential).

Kevin C. Jones, Petitioner, explained there had been robberies in the area; and this is not a good area for a business. He requested that the subject property be rezoned back to its previous residential zoning.

**Motion:**

Commissioner Wiesehan motioned for approval. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote; with Commissioner Klise voting "Nay."

**ZC 12-06B** PUBLIC HEARING on the request of St. Jude Catholic Church to rezone property from a Class R-2 (Single-Family Residential) District to a Class R-3 (Single-Family Residential) District for the property identified as Parcel Identification Number 09-29-326-001 and to amend an existing Special Use Ordinance No. 9,126, as amended, in Class R-2 (Single-Family Residential) District for a Church to add property identified as Parcel Identification Number 09-29-177-002 and construct additional school buildings, parking lot expansion, and sports fields for the property located at 10811 N. Knoxville Avenue, Peoria, IL. (Council District 5)

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented detailed information regarding the proposal, which consists of three phases to include additional school buildings, parking lot expansion, and sports fields. She indicated that Staff's recommendation is for approval of the submitted request, subject to conditions.

Kenny Eathington, representing St. Jude Catholic Church, spoke in support of the Petitioner's proposal. He requested more information regarding two of Staff's conditions, i.e., sidewalks and infrastructure improvements to Wilhelm Road.

Father Patrick Henehan of St. Jude Parish, commented on the need for the project due to the increase in student enrollment and indicated his support of the project.

During discussion regarding infrastructure, Ms. Allison indicated that the Zoning Commission could add language to clarify the condition regarding the need for infrastructure improvements on Wilhelm Road.

Discussion ensued regarding Staff's condition, regarding sidewalks or bike/walk trail or an alternative sidewalk plan. Mr. Kenny requested deferral until there are connections to the bike/walk trail to the north and sidewalks to the west.

Roger Sparks, Peoria resident, indicated he had no problem with Phase 1 of the project, but he would like to see sidewalks for Phase 2. He emphasized the need for connectivity to public transportation to provide access for everyone.

**Motion:**

Commissioner Misselhorn motioned to concur with Staff's recommendation for approval with the first six points, as listed. He indicated he would like to change Item No. 7 of Staff's recommendation, dealing with sidewalks and connectivity, to read: The sidewalk or alternative bike/walk trail system is not a requirement for the first phase of development, but would have to be taken under consideration for future phases; and to change Item No. 8 to read: The Petitioner will coordinate the development with the requirements of the Peoria County Highway Department for the roads over which they have jurisdiction.

The motion was seconded by Commissioner Klise.

The motion was approved by viva voce vote.

**ZC 12-07B** PUBLIC HEARING on the request of Dr. Andy Chiou of RP Homes, LLC to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-1 (General Commercial) District for the properties identified as Parcel Identification Numbers 13-02-100-007, 13-02-100-016, and 13-02-100-024 and to amend an existing Special Use Ordinance No. 16,376, as amended, for a Planned Unit Development Preliminary Plan and Ordinance No. 16,467, as amended, for a Final Plan for Villas at Grand Prairie Planned Unit Development Phase 1, to add buildings and design elements for the property generally located at the northeast corner of Orange Prairie Road and Woodsage Road, with addresses within the 5200 – 5300 Block of W. Woodsage Road and 8900-9000 Block of N. Scrimshaw Drive, Peoria, IL. (Council District 5)

Chairperson Hunziker indicated he would be abstaining.

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, presented detailed information regarding the proposal. She indicated Staff's approval of the submitted request, subject to conditions.

Laura Tobben, representing the Farnsworth Group for RP Homes, commented that permission was received from the Planning Commission to change the Comprehensive Plan Future Land Use Map to a commercial designation. She commented that since Orange Prairie Road is being constructed, it is the perfect place for commercial development. She stated agreement with all conditions of approval.

**Motion:**

Commissioner Wiesehan motioned to approve the request. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote, with Chairperson Hunziker abstaining.

**ZC 12-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 public benches and shelters as permitted obstructions.**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, explained that Shannon Techie had worked on this amendment and she was reporting in her absence.

Commissioners agreed there needed to be more shelters.

**Motion:**

Commissioner Misselhorn motioned for approval; seconded by Chairperson Hunziker.

The motion was approved by viva voce vote.

**ZC 12-B**      **Request of the City of Peoria to receive and discuss the 2011 Zoning Commission Annual Report.**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, commented there may be changes to the Code in the next year to provide clarity and improve customer services. She thanked Commissioners for their time and commitment.

Commissioners discussed and offered their input. Also, they complimented Ms. Allison on her exceptional report.

**Motion:**

Commissioner Wiesehan motioned to receive and file the Zoning Commission Annual Report. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote.

**ZC 12-C:**      **PUBLIC HEARING on the request of the City of Peoria to amend Appendix C, the Land Development Code, related to Fees.**

Leah Allison, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, indicated that Staff was requesting withdrawal of this case.

**Motion:**

Commissioner Wiesehan motioned to approve the withdrawal of Case No. ZC 12-C. The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote.

**OTHER BUSINESS:**

There was no other business presented for discussion.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

It was determined there were no citizens to address the Commission.

**ADJOURNMENT**

Commissioner Misselhorn motioned to adjourn the Regular Zoning Commission Meeting; seconded by Commissioner Klise.

The motion was approved by viva voce vote.

The Zoning Commission Meeting adjourned at approximately 2:25 p.m.

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Leah Allison, AICP, Senior Urban Planner  
Planning and Growth Management Department

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