ZONING COMMISSION MEETING
THURSDAY, MAY 3, 2012
CITY HALL, ROOM 400 – 1:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF APRIL 5, 2012 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 12-01B ***Continued from the January 5, February 2, and March 1, 2012 meetings***

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)

CASE NO. ZC 12-14B

PUBLIC HEARING on the request of Peoria Riverfront Museum to obtain a Special Permit in a Class B-1 (Downtown Business) District for Local Sign Regulations for the property located at the temporary address of **222 SW Washington Street, Peoria, IL**. (Council District 1)

CASE NO. ZC 12-15

PUBLIC HEARING on the request of Charles MacDonald of MacDonald Properties to rezone property from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at **603 E. War Memorial Drive, Peoria, IL**. (Council District 3)

CASE NO. ZC 12-16

PUBLIC HEARING on the request of John Wetzel of PHD Services to rezone property from a Class C-G (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the properties identified as **Parcel Identification Numbers 18-03-206-018, 18-03-206-038, 18-03-206-039, and 18-03-206-040, located in the 1800 & 1900 Blocks of N.E. Monroe Street, Peoria, IL**. (Council District 1)

CASE NO. ZC 12-17B

PUBLIC HEARING on the request of Eric Brinker of Metro Centre to amend an existing Special Use Ordinance No. 13,397 as amended, in a Class C-2 (Large Commercial) District for a Shopping Center to:

1) Rezone the parcel located 4712 N. University St. from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District;
2) Add the parcel located at 4712 N. University St. into the boundary of the Special Use;
3) Obtain approval to construct a restaurant on the parcel located at 4712 N. University Street; and
4) Place banners on parking lot light poles and flags along store fronts.
5) Obtain approval for special events, farmers market, and existing conditions.

The Shopping Center is commonly known as Metro Centre and includes addresses of **1108 and 1114 W. Glen Avenue, and 4620, 4700, and 4712 N. University Street, Peoria, IL.** (Council District 3)

CASE NO. ZC 12-18B

PUBLIC HEARING on the request of the Islamic Center of Peoria to amend an existing Special Use Ordinance No. 16,292, in a Class A-1 (Agriculture) District for a Pre-K, Primary and Middle School, Daycare, and Place of Worship to revise building design, parking lot layout, and landscaping for the property located at **4125 W. Charter Oak Road, Peoria, IL**. (Council District 4)