

**Motion:**

Commissioner Misselhorn made a motion to deny the proposed rezoning, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

A recess was held at 3:10 pm. The Commission reconvened at 3:15 pm.

**CASE NO. PZ 19-11**

Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Vande Bosche of Washington Prime Group, Inc to amend an existing Special Use Ordinance No. 13,221 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Freestanding Sign for the properties commonly known as Northwoods Malls and located at 2200 W War Memorial Drive, 2316 W War Memorial Dr, 4512 N Sterling Ave, and 4518 N Sterling Ave, (Parcel Identification Nos. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, and 14-30-201-022), Peoria, IL (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-11 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) No more than three freestanding signs may exceed 35 feet in height and 640 sq. ft. in size.
- 2) Verification that the proposed sign meets clearance requirements for existing overhead utility lines

Ryan Vande Bosche, petitioner, described the proposed signs.

Chairperson Wiesehan opened the Public Hearing at 3:24 p.m. There being no public testimony, the public hearing was closed at 3:24 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Heard made a motion to approve the proposed Special Use, seconded by Commissioner Unes.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

**CASE NO. PZ 19-12**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Bell of EPIC Peoria, LLC to obtain a Special Use in a Class WH (Warehouse Form) District for Waivers from the Form District requirements relating to Signage for the property located at 927 SW Washington Street (Parcel Identification No. 18-09-330-048), Peoria IL. (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-12 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 3:30 p.m. There being no public testimony, the public hearing was closed at 3:30 p.m.

**Motion:**

Commissioner Heard made a motion to approve the proposed Special Use, seconded by Commissioner Ghareeb.