

**: OFFICIAL PROCEEDINGS :**

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 27, 2019, at 1:01 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Richard Unes, and Mike Wiesehan – 4. Commissioners absent: Eric Heard - 1.

City Staff Present: Leah Allison

**SWEARING IN OF SPEAKERS**

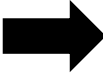
Speakers were sworn in by George Ghareeb.

**MINUTES**

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on June 6, 2019; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS**



**CASE NO. PZ 19-18**

Public Hearing on the request of Lora Martinson of Springfield Sign to amend an existing Special Use Ordinance No. 15,337 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a menu board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 5019 W Holiday Dr, (Parcel Identification No. 13-11-327-012), Peoria IL. This includes the properties located at 5000, 5026, 5101, 5114, 5115, and 5117 W Holiday Drive (Parcel Identification Nos. 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, 13-11-326-012, 13-11-327-003, 13-11-327-007, 13-11-327-008, and 13-11-327-009, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-18 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board did not object to the requested menu board.

Mark Wessell, representing the petitioner, provided a summary and explained the need for a larger menu board. He explained that the two existing menu boards would be removed and replaced with one larger board.

Chairperson Wiesehan opened the Public Hearing at 1:14 p.m. There being no public testimony, the public hearing was closed at 1:14 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request as presented; seconded by Commissioner Unes:

The motion was APPROVED viva voce vote 4 to 0.  
Yeas: Barry, Ghareeb, Unes, and Wiesehan – 4  
Nays: None

**UPDATE ON PLANNING EFFORTS**

Staff requested to defer this discussion to the August Planning & Zoning Commission meeting

**Motion:**

Commissioner Ghareeb made a motion to defer; seconded by Commissioner Unes:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Unes, and Wiesehan – 4

Nays: None

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Barry made a motion to adjourn, seconded by Commissioner Ghareeb at approximately 1:18.p.m.

*Leah Allison*

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Leah Allison, Senior Urban Planner