

**: OFFICIAL PROCEEDINGS :**

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

A meeting of the Planning & Zoning Commission was held on Thursday, June 6, 2019, at 1:02 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, Eric Heard, and Mike Wiesehan – 4. Commissioners absent: Richard Unes - 1.

City Staff Present: Leah Allison

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Megan Nguyen.

**MINUTES**

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on May 2, 2019; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS**



**CASE NO. PZ 19-17**

Hold a Public Hearing and forward a recommendation to City Council on the request of Bradley University to amend an existing Official Development Plan, Ordinance 13,361, as amended, in a Class N-1 (Institutional) District for Local Sign Regulations, for the property commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria, IL (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-17 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 recommends denial of the proposed primary entrance sign located at the southwest corner of the University St/Main St intersection. The large size of this sign does not proportionally fit into the surrounding environment and it is a private sign located entirely within the public right-of-way.

The Development Review Board does not object to the remaining proposed directional and building identification signs subject further review from our Legal Dept of private signs placed within the public right-of-way.

Renee Charles, representing the petitioner, provided a summary and explained the need for the proposed signs. She explained that the large primary sign located at the intersection of University St and Main St was for improved wayfinding. She explained that 12 inch lettering allows readability from 5 car lengths back at the intersection. Five inch letter allows readability from two car lengths back at the intersection.

Renee Richardson, representing the petitioner, stated the proposed signs are also intended to enhance aesthetics.

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m. There being no public testimony, the public hearing was closed at 1:30 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

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

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