

After discussion, Pro tem Chairperson Misselhorn said he understood staff's recommendation to deny the Waiver requested from UDC 8.3.10.C.2.c.(2), as it was measured as a radius rather than linear distance for spacing of other off-premise signs. Ms. Smith referred to the additional notes as outlined in the memo.

Pro tem Chairperson Misselhorn questioned if an engineer from Public Works conducted a traffic study. Pro tem Chairperson Misselhorn requested Public Work's opinion of traffic safety and if the sign would be in conflict with the I-74 directional signage.

In response to pro tem Chairperson Misselhorn's question regarding IDOT's recommendation, Mr. Youngman said a permit from the local municipality must be issued prior to applying for IDOT approval.

In response to Commissioner Unes' inquiry regarding the type of billboard proposed, Mr. Youngman said it was federally regulated and would change advertisements every 10 seconds (same type as Linn Street).

Commissioner Ghareeb requested the information pertaining to the financial benefit for the city.

Commissioner Heard said the proposed sign would not clutter I-74.

Pro tem Chairperson Misselhorn asked the petitioner if he would be opposed to a deferral to provide more time to acquire information from IDOT and Public Works. Mr. Youngman said he appreciated the safety concern and was not opposed to a deferral.

Pro tem Chairperson Misselhorn requested a statement from Public Works in regard to traffic safety.

With no interest from the public to provide public testimony, pro tem Chairperson Misselhorn closed the Public Hearing at 2:02p.m.

**Motion:**

Commissioner Unes made a motion to DEFER the request until the next Planning and Zoning Commission meeting; seconded, by Commissioner Ghareeb.

The motion to DEFER the item was APPROVED viva voce vote 4 to 0.

Yeas: Ghareeb, Heard, Misselhorn, Unes -4.

Nays: None.

Abstention: Wiesehan - 1.

Mike Wiesehan presumed as Chairperson.

**CASE NO. PZ 18-24**

Hold a Public Hearing and forward a recommendation to City Council on the request of Lueshand Nunn for Law'n Order Academy, Inc. to obtain a Special Use for a Neighborhood Youth Center in a Class R-4 (Single-Family Residential) District, for the property located at 1825 New York Avenue (Parcel Identification Number 18-04-226-015), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 18-24 into the record and presented the request. Ms. Techie provided the Summary of Proposal, Development Review Board Analysis, and the Development Review Board Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following condition:

1. One freestanding sign is permitted, not to exceed 20 square feet in area and 5 feet in height. A separate sign permit is required.

Chairperson Wiesehan opened the Public Hearing.

Tracy Jones, a concerned citizen, expressed concern of the hours of operation and that the use would decrease property values.

Regina Calhoun, an interested citizen, spoke in favor of the request.

Officer Cary Hightower, resident officer for the neighborhood, spoke in favor of the request as it would provide another avenue for kids. In response to Commissioner Misselhorn's inquiries, Officer Hightower provided a background of Law'n Order Academy and said 15-16 kids would be present at the property during business hours. In response to Commissioner Unes' inquiry regarding funding, Officer Hightower said the program was funded privately, with city contributions, and through donations. In response to Commissioner Ghareeb's inquiry, Officer Hightower confirmed an adult will be present during business hours.

Lueshand Nunn, petitioner, said hours of operation would be 8a.m.-5p.m., and will provide emergency hours as needed. Ms. Nunn said she was invested in the East Bluff and revitalizing and changing the neighborhood she lives in.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:19p.m.

Vice Chairperson Misselhorn read the findings of fact for Special Use.

**Motion:**

Commissioner Ghareeb made a motion to approve the request with staff's condition; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.

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

Nays: None.

**CASE NO. PZ 18-25**

Hold a Public Hearing and forward a recommendation to City Council on the request of Carol Thierer Prill to rezone property from a Class C-N (Neighborhood Commercial) District to a Class R-4 (Single Family Residential) District for the property identified as Parcel Identification No. 18-18-152- 002, with an address of 3030 W Marquette Street, Peoria, Illinois (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-25 into the record and presented the request. Ms. Allison provided the Summary of Proposal, Background, and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

In response to Chairperson Wiesehan's inquiry, Ms. Allison confirmed a single-family residence was not a permitted use in a CN District.

Chairperson Wiesehan opened the Public Hearing.

Carol Thierer Prill, petitioner, said she previously operated a business at this property and requested to rezone the property to R4 to re-establish the structure as a single-family home instead of a vacant commercial building.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at approximately 2:30p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

**Motion:**

Commissioner Misselhorn made a motion to APPROVE the request; seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 5 to 0.

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

Nays: None.

**CASE NO. PZ 18-26**

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas Brondage, of Sun Loan Company Illinois No. 2 Inc., to obtain a Special Use with waiver(s) for a Convenience Cash Business