

Motion:

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

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5

Nays: None

 **CASE NO. PZ 19-29**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for Local Sign Regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-29 into the record and provided a summary of the proposed special use amendment. Ms. Weick noted that a revised site plan has been distributed to the Commissioners removing one freestanding sign (No. 7 on the original site plan) and clarifying that sign no. 8 is not located within the traffic aisle.

The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:

1. Amend local sign plan to allow two digital style signs as shown in the sign package as Sign #4 and Sign #5. One is a wall sign, one is a canopy sign. Size of sign area may not exceed standards in the Unified Development Code.
2. Amend local sign plan to add one freestanding sign, as shown in sign package as Sign #8. Said sign must match design and dimensions of existing multi-tenant freestanding sign along Sheridan Road.
3. If any of the signs will have any part on the ROW (including footings) or overhang the ROW, a Revocable ROW permit will be required.
4. Waiver of size of sign area for Sign #8 such that Sign #8 matches the dimensions of the existing 25 ft tall, 155 sq. ft. multi-tenant sign along Sheridan Road.
5. Waiver from the setback encroachment agreement for one freestanding sign, Sign #8. Location of Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.

Discussion was held regarding determination if a sign encroaches into the public right-of-way.

Diana Bubenik of Prairie Signs, representing the Petitioner, confirmed that the new signs would not encroach into the public right-of-way. She explained the reason for additional signs.

Chairperson Wiesehan opened the Public Hearing at 1:38 p.m. There being no public testimony, the public hearing was closed at 1:38 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve, excluding sign no. 7; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5

Nays: None

CASE NO. PZ 19-30

Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for Contractor Storage (Indoor/Outdoor), for the property located at 7327 Galena Road (Part of Parcel Identification No. 14-10-176-020), Peoria, IL (Council District 3)