

Chairperson Wiesehan was in support of Condition No. 1.

Commissioner Unes supported the project and said it was great for the City of Peoria.

Commissioner Heard supported the proposed modern building design.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:38.

**Motion:**

Commissioner Heard made a motion to approve the request with conditions and waivers excluding Condition No. 1; seconded, by Commissioner Unes.

**Discussion:**

Commissioner Ghareeb supported the design and adding more architectural detail.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

Commissioner Misselhorn supported the location and hoped masonry elements would be added to the design. Commissioner Misselhorn was not in support of the proposed monument sign in conjunction with the iconic wall signage.

Chairperson Wiesehan supported the project.

The motion was APPROVED viva voce vote 5 to 0.

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

Nays: None.



**CASE NO. PZ 18-30**

Hold a Public Hearing and forward a recommendation to City Council on the request of Raed Beydoun and Fred Yahya of Big Ray's Express Lube to obtain a Special Use, in a Class C-N (Neighborhood Commercial) District for Vehicle Repair and Service, for the property identified as Parcel Identification No. 18-06-479-067 with an address of 705 N Western Ave, Peoria IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-30 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 Development Review Board recommended APPROVAL of this request subject to the following condition:

1. Replace handicap parking sign with required R7/8 sign and \$350 fee plate.

And including the following waivers:

1. Eliminate requirement for bicycle parking.
2. Allow existing freestanding sign to remain with no changes.
3. Allow for existing exterior lighting as installed provided that it is downlit away from residential properties and public streets.
4. Allow for existing building and parking setback in place of required building line.
5. Allow for existing windows and doors as constructed.

In response to Commissioner Misselhorn's inquiry, Ms. Allison said the business had not been in operation longer than twelve (12) consecutive months, which invalidated the existing Special Use.

Chris Oswald, representing the petitioner, introduced Daniel Wilson, the manager at the location. Mr. Oswald objected to the process as the site had operated as a Vehicle Repair and Service twenty-four (24) months prior; the previous business went bankrupt, but the facility did not change.

Chairperson Wiesehan said the request must be reviewed due to the existing process. Chairperson Wiesehan encouraged Mr. Oswald to express his concern to the City Manager.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:02p.m.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

**Motion:**

Commissioner Ghareeb made a motion to APPROVE the Special Use; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.

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

Nays: None.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizens present who wished to address the Planning & Zoning Commission at 3:04p.m.

**ELECTION OF OFFICERS**

**Motion:**

Commissioner Ghareeb made a motion to re-elect Mike Wiesehan as Chairperson and Mark Misselhorn as Vice Chairperson of the Planning and Zoning Commission; seconded, by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.

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

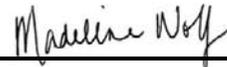
Nays: None.

**ADJOURNMENT**

Commissioner Heard moved to adjourn the regularly scheduled Planning & Zoning Commission Meeting; seconded by Commissioner Ghareeb.

The motion to adjourn was approved viva voce vote 5 to 0.

The Planning & Zoning Commission Meeting was adjourned at approximately 3:07p.m.



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Madeline Wolf, Development Technician