



**: OFFICIAL PROCEEDINGS :**

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

A meeting of the Planning and Zoning Commission was held on Tuesday, March 5, 2015, at 1:00 p.m., City Hall, 419 Fulton St, Room 400.

**ROLL CALL**

The following Planning and Zoning Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Durand, Unes – 6. Absent: Viera – 1.

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Raven Fuller

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Fuller.

**MINUTES**

**Motion:**

Commissioner Unes moved to approve the minutes of the Planning and Zoning Commission meeting held on June 4, 2015. Seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

**CASE NO. PZ 15-30**

PUBLIC HEARING on the request of Fr. James G. Pallardy, of St. Vincent de Paul Roman Catholic Congregation of Peoria, Illinois, to amend an existing Special Use in a Class R-3 (Single Family Residential) District, for a Church, to allow a new Monument Sign, for the property located at 6001 N. University (14-17-326-006), 1315 W Cherokee Lane (14-17-326-007), and 1318 W Cherokee Lane (14-17-327-001), Peoria, IL (Council District 4).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-30 into the record and presented the request to allow a new monument sign. Smith stated that the sign would be 4 foot in height and 40 sq/ft with an 18ft setback. The code allows for a 20 sq/ft; therefore the petitioner requested a 20ft waiver. Staff recommends approval.

Commissioner Misselhorn asked what staff looked at to determine that they recommended approval.

Smith stated that they looked at similar properties, the scale of the sign to the building, and also different sign options and determined that this was the best option for them and that it fell in line with other similar uses. She noted the petitioner reduced the size of the original proposal per discussions with staff.

Michael Seghetti, speaking on behalf of the petitioner, stated that he had nothing to add but would answer any questions that the commission had.

Commissioner Anderson asked if the sign would block any traffic or impede the vision or any drivers.

Seghetti stated that the sign would not, it will be set back 18 ft from the road.

There being no interest in testimony, Vice Chairperson Blackwell closed the Public Hearing.

**Motion:**

Commissioner Unes moved to approve variance as requested; Seconded by Commissioner Misselhorn.

**Discussion:**

Commissioner Misselhorn stated that though the commission usually does not permit variances for signs; that he believed this was very appropriate for a commercial type building in a residential district.

The motion was approved unanimously by viva voce vote 6 to 0.

**CASE NO. PZ 15-31**

PUBLIC HEARING on the request of Desmond Curran of River Trail Drive, L.P. and West Point Builders and Developers, to rezone property from R-3 (Single Family Residential) District to R-8 (Multi-Family Residential) District, and for a Multi-Family Plan, with possible waivers, for the property located at the foot of Morton Street (part of 18-03-382-003), Peoria, IL (Council District 1).

This case was respectfully requested to be deferred for an additional 30 days.

**Motion:**

Commissioner Anderson made a motion to defer Case No. PZ 15-31 for an additional 30 days. The motion was seconded by Commissioner Durand.

The motion was approved unanimously viva voce vote 6 to 0.

**CASE NO. PZ 15-32**

PUBLIC HEARING on the request of John A. Rogers of Farmington Road Towing, to rezone property from the CN (Neighborhood Commercial) and R-4 (Single Family Residential) Districts to the I-1 (Industrial/Business Park) District, and to obtain a Special Use for a Towing and Impound Lot, with waivers, for the property located at 2400-2406 W. Malone and 2401-2407 W Starr (18-18- 254-009 to -012, and 18-18-254-020 to -022), Peoria, IL (District 1).