

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

A meeting of the Planning & Zoning Commission was held on Thursday, October 4, 2018, at 1:00 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, Eric Heard, Mark Misselhorn, and Mike Wiesehan – 4. Commissioners absent: Michele Anderson, George Ghareeb, Richard Unes – 3.

City Staff Present: Leah Allison, and Trina Bonds

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Trina Bonds.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on August 2, 2018; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS **CASE NO. PZ 18-35**

Hold a Public Hearing and forward a recommendation to City Council on the request of Rick Lambie of Salem Lutheran Church to amend an existing Special Exception Ordinance No. 11,615, with a Special Use, in a Class R-1 (Single Family Residential) District for a building addition and free standing sign for the property located at 1700 W War Memorial Drive (Parcel Identification No. 14-29-152-020) Peoria, IL (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-35 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 recommended APPROVAL of the request including the requested waiver for a 5' 10 ¼" tall, 84 sq ft freestanding sign and the following condition:

- 1) Ensure that new landscaping is located on the subject property and not within the public right-of-way.

Dave TeBake, Rick Lambie, and Regg Glawe, representing Salem Lutheran Church, explained that the building addition was for a new lobby, gathering area, and entrance to the church. The proposed sign allowed for greater visibility.

Chairperson Wiesehan opened the Public Hearing at 1:06 p.m.

There were no citizens who wished to provide public testimony, Chairperson Wiesehan closed the public hearing at 1:14 p.m.

Commissioner Misselhorn read the Findings of Fact for Special Use.

Motion:

Commissioner Misselhorn made a motion to approve the request with Staff's condition, seconded, by Commissioner Barry.

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