PLANNING & ZONING COMMISSION  
THURSDAY, MARCH 7, 2019  
CITY HALL, ROOM 400 – 1:00 P.M.  

AGENDA  

1. CALL TO ORDER  
2. ROLL CALL  
3. APPROVAL OF FEBRUARY 7, 2019 MINUTES  
4. REGULAR BUSINESS  
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.  
   
   **CASE NO. PZ 19-07**  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Billie Jo Stambaugh of BCJ Services, Inc to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales, Repair, & Service for the properties located at 314-318 S Olive Street (Parcel Identification Nos. 18-17-209-004 and 18-17-209-015), Peoria IL. (Council District 1).  

   **CASE NO. PZ 19-08**  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3).  

   **CASE NO. PZ 19-09**  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Barry of Tres Rojas Winery, LLC to rezone property from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District and approve a preliminary plat with a waiver, for the property located at N Galena Road (Part of Parcel Identification No. 14-15-200-014), Peoria, IL. (Council District 3).  

   **CASE NO. PZ 19-11**  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Vande Bosche of Washington Prime Group, Inc to amend an existing Special Use Ordinance No. 13,221 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Freestanding Sign for the properties commonly known as Northwoods Malls and located at 2200 W War Memorial Drive, 2316 W War Memorial Dr, 4512 N Sterling Ave, and 4518 N Sterling Ave, (Parcel Identification Nos. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, and 14-30-201-022), Peoria, IL (Council District 4)  

   **CASE NO. PZ 19-12**  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Bell of EPIC Peoria, LLC to obtain a Special Use in a Class WH (Warehouse Form) District for Waivers from the Form District requirements relating to Signage for the property located at 927 SW Washington Street (Parcel Identification No. 18-09-330-048), Peoria IL. (Council District 1).  

   **CASE NO. PZ 19-B**  
   Hold Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Handicap Accessible Parking.  

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION  
6. ADJOURNMENT  

Inquiries:  Community Development Department, (309) 494-8600 or planning@peoriagov.org