



Agenda

Planning & Zoning Commission Meeting

Thursday, July 2, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

A. APPROVAL OF JUNE 4, 2026 REGULAR MEETING MINUTES

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.

A. **CASE NO. PZ 184-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Juan Jose Ortiz Espinoza to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Repair, for the property located at 1207 S Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL. (Council District 1)

B. **CASE NO. PZ 219-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

C. **CASE NO. PZ 221-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria, IL (Council District 3)

D. **CASE NO. PZ 223-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021,

13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL (Council District 4)

Election of Officers

Citizens' Opportunity to Address the Commission

Adjournment