



Agenda

Planning & Zoning Commission Meeting

Thursday, September 3, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

- A. Approval of August 6, 2026 Regular Meeting Minutes

Regular Business

A. **CASE NO. PZ 279-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Shea of Knoxville Venture LLC, to amend an existing Special Use Ordinance No. 14,023, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 2 apartment buildings with 24 total units with a waiver from City of Peoria Unified Development Code Section 5.3.1.D. to exceed the maximum density of 15.02 dwelling units per acre by 23% for the property located at the intersection of Alta Road and Juliet Court (Parcel Identification Numbers 09-29-352-010 & 09-29-352-015) and commonly known as the Knoxville Crossing Shopping Center (Parcel Identification Numbers 09-29-352-010, 09-29-352-014, 09-29-352-015, 09-29-358-002, 09-29-359-001, 09-29-376-015, 09-29-376-016, 09-29-376-017, 09-29-378-002, 09-29-378-003, 09-29-378-004, 09-29-378-006, 09-29-378-007, 09-29-378-008), Peoria, IL. (Council District 5)

B. **CASE NO. PZ 329-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jackie Dewitt of Oasis Electric, on behalf of Gilby Land Holding, LLC, to amend an existing Special Use Ordinance Number 15,337, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the installation of a ground mount solar array system with a waiver from City of Peoria Unified Development Code Section 4.3.6.A to reduce the front yard setback from 20 feet to 2 feet for the property located at 5117 West Holiday Drive (Parcel Identification Number 13-11-327-007), Peoria, IL. This includes the properties located at 5000, 5019, 5026, 5101, 5114, and 5115 West Holiday Drive (Parcel Identification Numbers 13-11-327-003, 13-11-327-008, 13-11-327-009, 13-11-327-012, 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, and 13-11-326-012) Peoria, IL. (Council District 4)

C. **CASE NO. SUBD 342-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of RBT of Illinois LLC to approve a subdivision plat with waivers, in a Class R3 (Single Family Residential) District, re-subdividing Lot 91B and 91C in Rollingbrook Subdivision as separate buildable lots for the property located at 10103 and 10105 North Brompton Court, (Parcel Identification Numbers 09-31-208-035 and 09-31-208-034), Peoria, IL. (Council District 5)

- D. Presentation by the Department of Public Works on the City's updated Bicycle Master Plan.

Citizens' Opportunity to Address the Commission

Adjournment

