



Agenda

Planning & Zoning Commission Meeting

Thursday, October 1, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

- A. Approval of September 3, 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 Number 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 383-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Araceli Lear of Lear Homes, LLC, to obtain a Special Use for an Assisted Living Facility with waivers from the City of Peoria Unified Development Code to eliminate sidewalk installation along the property frontage on Teamster Drive, Section 8.2.8 Parking Lot Perimeter Landscaping to eliminate the continuous landscaped hedge or decorative masonry wall along the frontage on Teamster Drive, and Section 8.2.12 Mulching Requirements to allow existing rock mulch to remain in a Class C2 (Large Scale Commercial) District for the property located at 2020 West War Memorial Drive (Parcel Identification Number 14-30-201-004), Peoria IL. (Council District 4)

C. **CASE NO. PZ 377-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Wild of Midwest Communications, for property owner MJM Limited Partnership, to amend an existing Special Use Ordinance Number 14,800 in a Class C2 (Large Scale Commercial) District, for a Shopping Center to add a radio tower for the property located at 4720-4722 North Sheridan Road, located in the property commonly known as Glen Plaza with a parcel address of 4806 North Sheridan Road and 626 West Glen Avenue (Parcel Identification Number 14-21-301-002), Peoria, IL. (Council District 3)

D. **CASE NO. PZ 378-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Irina Riggenbach of Peoria Opportunities Foundation, on behalf of the City of Peoria, to amend an existing Special Use Ordinance Number 18,042 for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F to remove the required 3-foot-tall minimum floor height from grade and to reduce the required interior clear height for

the ground story from 12 feet to 10 feet in the Class CN (Neighborhood Commercial) District for the properties located at 901, 903, 905, 909 and 911 W Mc Bean Street and 900, 904, 906, 908, 910, 912, 914, 916, 918 and 920 W Johnson Street (Parcel Identification Numbers 18-08-419-002, 18-08-419-003, 18-08-419-004, 18-08-419-005, 18-08-419-006, 18-08-419-007, 18-08-419-008, 18-08-419-009, 18-08-419-010, 18-08-419-011, 18-08-419-018, 18-08-419-019, 18-08-419-020, 18-08-419-021, 18-08-419-022) Peoria, IL. (Council District 1)

E. CASE NO. 379-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of Bilal Shalan of Reesha Printing & Signs, on behalf of Khattab Properties, LLC, to amend an existing Special Use Ordinance No. 17,736, in a Class C2 (Large Scale Commercial) District, to add a rooftop sign for the property located at 3125 and 3127 North University Street (Parcel Identification Number 14-29-376-021), Peoria, IL. (Council District 2)

F. CASE NO. PZ 382-2026

Hold a Public Hearing and forward a recommendation to City Council on the request of William Mayer of Tri-State Electric, LLC, on behalf of Abduljaber Asad, to obtain a Special Use in a Class CN (Neighborhood Commercial) District and P1 (Parking) District to expand a Non-Conforming Use by establishing EV Chargers, for the properties located at 424 North Western Avenue and 1818 West Callender Avenue (Parcel Identification Numbers 18-08-104-001 & 18-08-104-002), Peoria, IL. (Council District 1)

G. CASE NO. PZ 388-2026

Hold a 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 Medical/Adult Use Cannabis Dispensary.

H. Approval of the Updated Rules and Procedures for the Planning & Zoning Commission.

Citizens' Opportunity to Address the Commission

Adjournment