

Commissioner Ghareeb read the Findings of Fact.

**Motion:**

Commissioner Ghareeb made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by a viva voce vote 6 to 0.

**PZ 1426-2023**

Hold a Public Hearing and forward a recommendation to City Council on the request of Bill Hoerr of Hoerr Bros, to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Business, for the property located at 9601 N Allen Road (Part of Parcel Identification No. 09-31-300-007 Designated as Lot 1), Peoria IL (Council District 5).

Urban Planner, Blake Eggleston, Community Development Department read the case into the record and summarized the request to obtain a Special Use for a Carpet Cleaning Business.

The Development Review Board recommends approval of the request with the following conditions:

1. Mechanical & utility equipment, if visible from the public right-of-way, must be screened.
2. Garbage dumpsters, if visible from the public right-of-way, must be screened.
3. Any outdoor storage will need to be screened in accordance with the unified development code.

Commissioner Unes asked if the subject property is all one parcel.

Mr. Eggleston explained that the northeast lot was annexed into the City in February 2023. The remainder of the lot is in a pre-annexation agreement in which its potential annexation is subject to the terms of that pre-annexation agreement.

Commissioner Unes asked if the remainder of the lot will come before the Commission upon annexation.

Mr. Eggleston stated that the petitioner is here because I-1 zoning requires a special use for a Carpet Cleaning Business.

Discussion was held between Commissioner Ghareeb and Mr. Eggleston regarding access to the lot. Mr. Eggleston stated that the existing access way will be utilized as both lots have the same owner.

Bill Hoerr, owner and petitioner, was present and stated that he has nothing further to add to Mr. Eggleston's summarization of the request.

Chairperson Wiesehan opened the public hearing at 1:32 pm.

With no public testimony, the public hearing was closed at 1:32 pm.

Commissioner Ghareeb read the Findings of Fact.

**Motion:**

Commissioner Unes made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by a viva voce vote 6 to 0.