

 **CASE NO. PZ 14-24**

PUBLIC HEARING on the request of Bruce Pedigo of Joe's Towing & Recovery for a Special Use in a Class I-1 (Industrial/Business Park) District for a Towing and Impound Lot for the property identified as Parcel Identification Nos 14-06-276-011 and 14-06-276-013 and with a temporary address of 8638 N Pioneer Road, Peoria, IL. (Council District 5).

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-24 into the record, presented details of the request for a towing and impound lot. Ms. Allison stated that Staff recommends approval of the request.

Bob Howard, representing the seller of the property, discussed the towing operation, fencing and mentioned other cities' that Mr. Pedigo has businesses.

Bruce Pedigo, owner of Joe's Towing & Recovery, spoke about his business model and stated that they do not salvage any parts.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Unes motioned for approval of staff recommendations; seconded by Commissioner Heard.

The motion was approved by viva voce vote 7 to 0

**CASE NO. PZ 14-27**

PUBLIC HEARING on the request of Terry Potter to approve an Annexation Agreement and Annexation Petition, and to rezone from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District upon annexation, for the property generally located west of Allen Road, east of Radnor Road, along the south side of Alta Lane, with an address of 2713 W Second Street, Peoria, IL. The property is identified as Parcel Identification Nos 09-31-129-001 and 09-31-129-002. The Petitioner is requesting to annex approximately 0.42 acres.

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-27 into the record and presented details of the request of the proposed annexation agreement and annexation petition. She stated that Staff recommends approval of the request.

Sam Zabek, attorney for the owner, spoke regarding the need to connect to the public sanitary sewer.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Misselhorn.

The motion was approved unanimously by viva voce vote 7 to 0.