

 **PZ 20-4**

Hold a Public Hearing and forward a recommendation to City Council on the request of Roxanne Olson to obtain a Special Use, in a Class R-7 (Multi-Family Residential) District, for a Legal Non-Conforming Use Change for a Residence, Office, and Music Studio, for the property located at 7150 N University St (Parcel Identification No. 14-08-301-010), Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-4 into the record. Ms. Allison provided a summary of the proposal and offered relevant background context, as well as conditions for approval pertaining to improvements of the site to bring it up to Code.

Commissioner Ghareeb asked if the existing building has a tenant. Ms. Allison confirmed there is a tenant occupying part of the building. Commissioner Ghareeb asked how the proposal will impact the tenant. Ms. Allison deferred that question to the Petitioner.

Chairperson Wiesehan opened the public hearing at approximately 1:14pm.

Mike O'Brien, of Re/max Commercial, spoke on behalf of the Petitioner. He said the tenant currently occupying the building is relocating and will not be impacted. He stated the Petitioner's intent is to convert the property to accommodate residency upstairs, with business to be conducted downstairs. Chairperson Wiesehan asked if existing offices in the building will be changed for residential purposes. Mr. O'Brien confirmed they would be. He also stated the Petitioner accepts the conditions of approval from the City. He asked for clarification on dumpster enclosure, which Ms. Allison provided.

There being no further public testimony, the public hearing was closed at approximately 1:20pm.

Commissioner Ghareeb read the Findings of Fact at approximately 1:21pm.

Motion:

Commissioner Grantham made a motion to approve the request as presented; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

PZ 20-D

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 Warehouse, Indoor Multi-Story Storage.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-D into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

Chairperson Wiesehan asked about potential developments, and if staff have received any requests that motivated this change. Ms. Allison said some questions and requests regarding the use of properties affected by this change had been received.

Chairperson Wiesehan opened the public hearing at approximately 1:28pm. There being no public testimony, the public hearing was closed at 1:28pm.

Motion: