

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning & Zoning Commission was held on Thursday, December 1, 2022, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Branden Martin, Edward Barry, Robin Grantham, Richard Unes, and Mike Wiesehan – 5. Absent: George Ghareeb and Eric Heard – 2.

City Staff Present: Leah Allison, Kerilyn Weick, Josh Naven, Matt Smith, and Grace Burgener.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

AGENDA

Commissioner Martin made a motion to move all requests of Jane Genzel to the end of regular business items; seconded by Commissioner Unes.

The motion was approved unanimously by a viva voce vote 5 to 0.

MINUTES

Commissioner Martin made a motion to approve the minutes of the Planning & Zoning Commission meeting held on November 3, 2022; seconded by Commissioner Grantham.

The motion was approved unanimously by a viva voce vote 5 to 0.

REGULAR BUSINESS



PZ 1145-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Gerardo Desarden to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 1001 NE Glen Oak Avenue (Parcel Identification No. 18-04-278-018), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for a short term rental in an existing single family dwelling.

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
4. Additional dwelling units cannot be added to the single family dwelling.
5. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of nine (9) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling at any given time.
6. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use of Privilege Tax to the City of Peoria.

7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

Gerardo Desarden, owner and petitioner, was present and provided an overview of the proposed short term rental. Mr. Desarden agreed to the conditions put forth by the Development Review Board (DRB).

Chairperson Wiesehan opened the public hearing at 1:15 PM.

Amy Scott objected to the short term rental. Ms. Scott expressed concerns about rezoning the property, neighborhood stability, and maintenance of the short term rental.

Chairperson Wiesehan stated that this request is for a special use, not a request to rezone the property. Chairperson Wiesehan suggested Ms. Scott expresses her concerns to her councilman.

Jim Janovetz objected to the short term rental because the maximum occupancy is too high, it will change the dynamics of the neighborhood, and it will not enhance the character of the historic district in which the home is located.

Mr. Desarden explained that he purchased this home to accommodate his family of six and thus the size of the home allows for a high occupancy. Mr. Desarden provided more information on the rules and maintenance plans of the property while it is being used as a short term rental.

Chairperson Wiesehan asked if this will be Mr. Desarden's primary residence.

Mr. Desarden said no and explained they will use this property as a secondary home for at least the next two years because he has a child in high school.

With no further public testimony, public hearing was closed at 1:29 pm.

Chairperson Wiesehan reminded the public that the Planning & Zoning Commission must abide by the zoning regulations put forth by City Council.

Commissioner Unes asked if this would be the first short term rental in this area.

Ms. Weick said yes, this would be the first short term rental of the two in total that are allowed in this neighborhood association.

Commissioner Barry read the Findings of Fact.

Motion:

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

The motion was approved by a viva voce vote 4 to 1.

Yea: Martin, Barry, Grantham, and Heard.

Nay: Wiesehan.