

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning & Zoning Commission was held on Thursday, October 6, 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: Edward Barry, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 5. Absent: George Ghareeb and Robin Grantham – 2.

City Staff Present: Leah Allison, Josh Naven, Julia Hertaus, Matt Smith, and Grace Burgener.


SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on September 1, 2022; seconded by Commissioner Martin.

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

REGULAR BUSINESS**PZ 1051-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Hodel, of Zendavor Signs and Graphics, Inc, on behalf of the Greater Peoria Family YMCA, to amend an existing Special Use Ordinance No. 15,476, in a Class R-3 (Single-Family Residential) District for a Legal Nonconforming Recreational Facility to add a Freestanding Sign for the property located at 7000 N Fleming Lane (Parcel Identification No. 14-07-427-001 and 14-07-476-007), Peoria, IL (Council District 4)

Urban Planner, Julia Hertaus, Community Development Department, read the case into the record and summarized the request to amend an existing Special Use to add a freestanding sign to the YMCA located at 7000 N Fleming Lane.

The Development Review Board does not object to the request of a 65 sq. ft. freestanding sign at the entrance along Fleming Ln with the following conditions:

1. Remove the existing freestanding sign at the entrance along Fleming Ln.
2. Add 5 bike parking spaces.
3. Repair the 22.5 sq. freestanding sign located along Fleming Ln towards campus.

Steve Hodel, petitioner, was present. Mr. Hodel stated that current zoning is too restrictive and that the requested sign is more appropriate for the YMCA than the current sign.

Commissioner Barry asked Mr. Hodel if he had any issues with the conditions set forth by the Development Review Board.

Mr. Hodel replied that he does not have any issues with the conditions.

Chairperson Wiesehan asked Ms. Hertaus to review the sign cases that have come in front of the commission over the last year or more. Chairperson Wiesehan suggested the planners may need to look at the code to determine if changes need to be made based on the recent requests to amend the code for signs.

Assistant Director, Leah Allison, Community Development Department, informed Chairperson Wiesehan that this task is already in preparation for the upcoming months.

Chairperson Wiesehan opened the public hearing at 1:16 PM.

With no public testimony, public hearing was closed at 1:17pm.

Discussion on the Findings of Fact was held.

Motion:

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

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

PZ 1065-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Abbey Buehler, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 2724 W Newman Parkway (Parcel Identification No. 14-31-178-002), Peoria, IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to obtain a Special use for a short term rental at 2724 W Newman Parkway in an existing single family residence.

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 detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building, Property Maintenance, and Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) guests.
7. 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.
8. 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.
9. The driveway extension shall be removed.
10. Two parking spots within the driveway shall be moved to the existing garage.

Mr. Naven read Robert Anderson's objection into the record (see Exhibit 1).