

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 four (4) total persons.
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 or Privilege Tax to the City of Peoria.
7. An approved Special Use if 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.

Ms. Weick read Jennifer Clope's objection into the record (see Exhibit 1).

Tyler Hampton, owner and petitioner, was present. Mr. Hampton stated that he is aware that several neighbors are against this short term rental. Mr. Hampton elaborated on the rules and requirements of tenets for the proposed short term rental.

Chairperson Wiesehan opened the public hearing at 1:40 PM.

Terry Redshaw objected to the short term rental based on potential safety concerns, and the existing demographic of and relationships within the neighborhood.

Justteen Wolstenholm objected to the short term rental. Ms. Wolstenholm expressed concerns over the lack of background checks for tenets and parking availability.

Mr. Hampton says he understands neighbors' concerns. Mr. Hampton stated that he noticed a gap in rental properties in Peoria (several extended stays but a lot of people did not want/need those). Mr. Hampton stated that he understands the safety concerns, but instead of a short term rental, he could also sell the property to someone that the neighbors still feel uncomfortable or unsafe with.

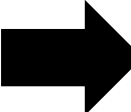
With no further public testimony, public hearing was closed at 1:54 PM.

Commissioner Ghareeb 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 viva voce vote 6 to 0.



PZ 1113-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Stephanie Theobald, to obtain a Special Use in a Class R-2 (Single-Family Residential) District for a Short Term Rental, for the property located at 5525 N Briarcrest Court (Parcel Identification No. 14-17-478-015), 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. 1st in neighborhood association. 3% cap allows up to 7 in association.

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 eight (8) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit 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 or Privilege Tax to the City of Peoria.
7. An approved Special Use if 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.

Discussion was held between Chairperson Wiesehan, Commissioner Martin and Grantham, and Ms. Weick regarding real estate taxes for owner and non-owner occupied properties.

Stephanie Theobald, owner and petitioner, was present and elaborated on her desire to open a short term rental in Peoria as well as the rules and expectations for tenets in the short term rental.

Chairperson Wiesehan opened the public hearing at 2:06 PM.

Roger Moon objected to the short term rental due to concerns about the screening process. Mr. Moon inquired on the process of accountability if the short term rental goes south.

Chairperson Wiesehan elaborated on the City's accountability mechanisms as they pertain to short term rental licenses.

Joyce Steinbach objected to the short term rental. Ms. Steinbach explained that there are children in the neighborhood and there is no way to surveil tenet behavior. Ms. Steinbach stated that the current demographic is homogenous, and she is concerned a short term rental will change the complexion of the neighborhood.

Ms. Theobald explained that this is her residence and intends to manage the use herself.

With no further public testimony, public hearing was closed at 2:16 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

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

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

Commissioner Ghareeb left the meeting at 2:20 pm.