

James Hinchee, President of the Uplands Residential Association, requested denial of the request, asked for more conditions, and answered questions.

Ms. Weick read the written comments from the following neighbors into the record and attached hereto:

Fulvio Zerla requested denial of the request.

Andrew Kelley & Jennifer Brady requested denial of the request.

Jana Shoun Hausam requested denial of the request.

Meg Tomlins requested denial of the request.

Mr. Wolter responded to public comments.

Chairperson Wiesehan closed the public hearing at 3:25 PM.

Joe Dulin, Assistant Community Development Director, discussed enforcement staffing levels, procedures and response timelines.

Findings of facts were read by Commissioner Ghareeb at 3:42 PM.

Motion:

Commissioner Martin made a motion to APPROVE the request with the noted Staff conditions; seconded by Commissioner Barry:

The motion was approved by roll call vote 5 to 2.

Yeas: Barry, Ghareeb, Heard, Martin, and Wiesehan – 5

Nays: Grantham, Unes - 2

PZ 415-2021

Public Hearing and forward a recommendation to City Council on the request of Dawn Wilkie of Honegger Sign Co. to amend Special Use Ordinance No. 13,105, as amended in a Class R-8 (Multi-Family Residential) District for Elderly Housing to add a 14 sq. ft., 5-foot tall entrance sign for the property located at 1201 W. Northmoor Road (Parcel Identification No. 14-17-251-007), and commonly known as Independence Village, Peoria, IL (Council District 4)

This case was withdrawn. No action was taken.

PZ 418-2021

Public Hearing and forward a recommendation to City Council on the request of Linda and Steven Fairbanks to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2319 N Prospect Road (Parcel Identification No. 14-34-329-014), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 418-2021 into the record and provided a summary of the request. The Development Review Board recommends approval of the special use subject to the parking plan and the following conditions:

1. Driveway surface must be repaired and maintained with an all-weather, durable and dustless surface.

2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
6. Additional dwelling units cannot be added to the duplex.

Linda and Steven Fairbanks, petitioners, summarized their request and responded to questions.

Discussion was held on the request.

Chairperson Wiesehan opened the public hearing at approximately 3:52 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 3:53 PM.

Findings of facts were read by Commissioner Ghareeb at 3:54 PM.

Motion:

Commissioner Heard made a motion to APPROVE the request with the noted Staff conditions; seconded by Commissioner Ghareeb:

The motion was approved unanimously by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None - 0

Commissioner Grantham left the meeting at 3:59 PM

PZ 242-2021 *Deferred from the July 1, 2021 Meeting*

Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 242-2021 into the record and provided a summary of the request.

Commissioner Grantham returned to the meeting at 4:02 PM

Discussion was held on the request.

Chairperson Wiesehan opened the public hearing at approximately 4:06 PM.

Andy Diaz provided public comment. Mr. Diaz asked the Commission to remove the North Valley from the Housing Needs Assessment and Community Revitalization Plan.

Karrie Alms provided public comment. Ms. Alms asked the Commission to remove the North Valley from the Housing Needs Assessment and Community Revitalization Plan.

Martha Ross provided public comment. Ms. Ross asked the Commission to not adopt the Housing Needs Assessment and Community Revitalization Plan.

Ms. Weick restated reasons to adopt the plan.