

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 six (6) total persons. 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 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.

Commissioner Martin recused himself from this case.

Kavan Shay, applicant and property owner, stated him and Ms. Halliday are native Peorians and small business owners, Mr. Shay runs the Blue Duck Tavern and wants to bring people to Peoria to live and recreate. Mr. Shay stated they have created a premium residence.

Chairperson Wiesehan opened the public hearing at 4:17 PM.

Allison read letter

- Heather Baraskko, letter in opposition.

Mr. Shay, stated they bought the house under JEG Properties, their property manager is Matthew so he is listed on the Air Bnb app, Matthew is local and has great reviews on Air Bnb, he is responsive and cares about the properties and tenants. Ms. Halliday and Mr. Shay are involved with the properties and visit them often. Mr. Shay stated they don't book anyone with previous complaints or bad reviews.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 4:22 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Grantham made a motion to approve; seconded by Commissioner Heard.

The motion was approved by roll call vote 5 to 0, with 1 abstention
 Yes: Wiesehan, Heard, Barry, Grantham, Ghareeb - 5
 Nay: None
 Absent: Unes - 1
 Abstention: Martin - 1



PZ 670-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Kavan Shay and Mari Halliday of JEG Properties LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential)

District for a Short Term Rental, for the property located at 3124 N Isabell Avenue (Parcel Identification No. 14-29-457-002), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request.

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

1. Verify the dwelling is at least two (2) feet above the base flood elevation (BFE) for this area.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) total persons.
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 or 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.

Commissioner Martin recused himself from this case.

Senior Urban Planner Weick clarified for the commission that staff's recommendation is revised to remove the first condition in the staff memo which reads: Verify the dwelling is at least two (2) feet above the base flood elevation (BFE) for this area. This condition has been satisfied prior to the hearing.

Kavan Shay, applicant and property owner, stated they intend to run and manage this property in the same fashion as the previous petition that was approved. Mr. Shay reached out to the previous head of the Biltmore Neighborhood Association and he is in support of the STR.

Chairperson Wiesehan opened the public hearing at 4:31 PM.

Weick read letter

- Todd Arnold, 3129 N Isabell Ave. letter in opposition.

Mr. Shay stated they specifically forbid parties or large gatherings and don't anticipate any further safety issues for his neighbors.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 4:34 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Grantham made a motion to approve; seconded by Commissioner Ghareeb.

The motion was approved by roll call vote 5 to 0, with 1 abstention.

Yes: Wiesehan, Heard, Barry, Grantham, Ghareeb - 5

Nay: None

Absent: Unes - 1

Abstention: Martin – 1

PZ 671-2021 THIS CASE HAS BEEN WITHDRAWN

Hold a Public Hearing and forward a recommendation to City Council on the request of Candace Martin to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1010 E Corrington Avenue (Parcel Identification No. 14-34-127-006), Peoria IL (Council District 3)

PZ 675-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Maverick and Stacy Woodward to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 811 W Moss Avenue (Parcel Identification No. 18-05-483-016), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request.

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

1. Approval is contingent on the conversion of the dwelling to a duplex, of which one unit may be used as a short term rental. After conversion to a duplex, no additional dwelling units can be added to the two-family dwelling.
2. Driveway and all parking areas shall be repaired and maintained as an all-weather, durable and dustless surface.
3. Coach stop along Moss Avenue shall be repaired and maintained as an all-weather, durable and dustless surface.
4. Exterior improvements, alterations, and landscaping shall comply with Chapter 16 Historic Preservation of the Peoria City Code. The owner shall obtain a Certificate of Appropriateness for repairs made to existing soffits.
5. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906. 6. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
7. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
8. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) total persons. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
9. 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.
10. 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.

Chairperson Wiesehan questioned the shared driveway and stated it is hard to control parking in a shared driveway. Additionally, how many short-term rentals are in this district?

Kerilyn Weick

From: Leah Allison
Sent: Tuesday, January 4, 2022 8:03 PM
To: Kerilyn Weick
Subject: FW: [External]Public Comment for the January 6, 2022 Meeting

From: Todd Arnold <todd.j.arnold@gmail.com>
Sent: Tuesday, January 4, 2022 6:08 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the January 6, 2022 Meeting

Leah,

My name is Todd Arnold and I live at 3129 N. Isabell Ave., Peoria, IL 61604. I want to make it known that I am wholeheartedly against the request of having the property located at 3124 N. Isabell Ave., Peoria, IL 61604 used as a Short Term Rental. There are already enough rentals on the street, and I fear that this will further drive down my property value, and bring unwanted individuals into the neighborhood. I am a single father of two elementary aged girls, and I don't want them subjected to any further deviant behavior. I hope that the City of Peoria Planning & Zoning Commission will take my comments to heart when making their decision.

Sincerely,
Todd Arnold