

Reginald Gress expressed support for the request. Mr. Gress explained that his wife and his friends and relatives would benefit greatly from the proposed Assisted Living Facility. Mr. Gress stated that there is a lack of financially viable facilities available in Peoria.

Jasmine Holloway expressed support for the request and explained her relationship with the petitioner.

Elza Ghantous expressed support for the request. Ms. Ghantous stated that this is a good location for an Assisted Living Facility and that there is a need for this facility in Peoria.

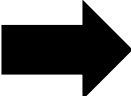
With no further public testimony, public hearing closed at 1:29 pm.

Commissioner Martin read the Findings of Fact.

**Motion:**

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

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



**PZ 1222-2023**

Hold a Public Hearing and forward a recommendation to City Council on the request of Celeste Polk-Coverdell and Jean Polk to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 3218 N Isabell Avenue (Parcel Identification No. 14-29-453-008), Peoria, IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for a Short Term Rental.

Discussion was held between Commissioner Unes and Ms. Weick about the neighborhood cap on short term rentals. Ms. Weick stated that the cap is ten and this is the second application in the Biltmore Neighborhood Association.

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

1. Sidewalk and drive approach along the N. Isabell Avenue frontage shall be ADA compliant.
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 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.

Celeste Polk-Coverdell, owner and petitioner, was present and provided context on the request.

Discussion was held between Chairperson Wiesehan and Ms. Polk-Coverdell regarding the Development Review Board's (DRB) conditions.

Chairperson Wiesehan opened the public hearing at 1:41 pm.

There being no public testimony, public hearing was closed at 1:42 pm.

Commissioner Martin read the Findings of Fact.

**Motion:**

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

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

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 1:44 PM.

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



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Grace Burgener, Development Technician