

Commissioner Heard moved to approve with staff recommendations 1, 3 and 4; seconded by Commissioner Unes.

Commissioner Barry stated Mr. Naven and Ms. Allison stated the Commission needs to decide if they are a pedestrian and bike friendly town or stop spending money on those things. If the Commission doesn't make connectivity where they don't have it they will continue to have sidewalks to nowhere. Other cities are becoming bike and pedestrian friendly, the City needs to follow suit.

Commissioner Unes stated there is no connectivity by the Hucks and Club Car Wash.

Chairperson Wiesehan, stated they have no control over what was done by other commissions. The Commission must take a look at the master plan of the City and strive to follow it and have connectivity. The communication between City and parishioners died, there is fault at both sides. Mr. Wiesehan cannot support this motion unless the sidewalk will connect along Wilhelm.

Commissioner Heard stated he respects the City's plan and recommendations. The Commission grants waivers, the City could have granted this waiver. Mr. Heard agrees with the petitioner to not require a multi use path.

The motion failed by roll call vote 2 to 3.

Yes: Heard & Unes - 2

Nay: Wiesehan, Barry & Martin - 3

PZ 730-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Branden Martin to obtain a Special Use in a Class R-1 (Single-Family Residential) District for a Short Term Rental, for the property located at 5628 N Knoxville Avenue (Parcel Identification No. 14-16-451-015), Peoria IL (Council District 3).

Commissioner Martin recused himself from this case.

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 short term rental, not including the requested waiver, and subject to the following conditions:

1. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. Any work in the right-of-way, including improvements to the driveway requires a permit from the Illinois Department of Transportation (IDOT).
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 ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
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.

Barden Martin, owner and applicant, asked for the Commission to grant him the waiver request to not redo the driveway due to the high expense. Mr. Martin's driveway connects to his personal residence which is also served by a gravel driveway. The condition to replace the driveway surface would result in him needing to resurface at least part of the driveway for his residence. Mr. Martin received an estimate of \$32,000 to do both driveways. Mr. Martin said he never had an issue with dust or anything with the gravel and noted the approach from N Knoxville is concrete material. In describing his request, Mr. Martin noted Air BnB has been very successful and he is a super host with a 5-star rating. Mr. Martin brings a lot of people to Peoria who stay in his houses, being next door will be a great way to keep an eye on it.

Commissioner Heard asked if the driveway expense will prohibit him from continuing with the Air BnB.

Mr. Martin stated he would not be able to afford the resurfacing. Mr. Martin paid \$78,000 for the house, so half the cost of the house would be required to redo the driveway.

Chairperson Wiesehan opened the public hearing at 2:48 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:48 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 3 to 1.

Yes: Heard, Barry & Unes - 3

Nay: Wiesehan - 1.

Abstention: Martin - 1.

PZ 712-2021

Hold a 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 for the South Side Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to adopt the results of a planning process started in 2019 that focused on the Near Southside neighborhood. The Development Review Board recommends approval of the proposed amendment.

Chairperson Wiesehan opened the public hearing at 2:59 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:59 PM

In response to the commission, Senior Urban Planner Weick stated Mayor Ali shared the plan with Ms. Martha Ross who then expressed support for this plan.

Motion:

Commissioner Unes made a motion to approve; seconded by Commissioner Martin.