

**PZ 573-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Tonia McDonald to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 502 W Maywood Avenue (Parcel Identification No. 14-33-108-009), 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. 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. 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. Page 3 of 3
6. 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.

Tonia McDonald, applicant and property owner, shared her reasoning for the request. Ms. McDonald wants to inspire and bring family together. Gearing her rental towards Bradley events, family gatherings with quiet hours from 10pm-8am. The property is equipped with exterior security cameras.

Chairperson Wiesehan opened the public hearing at 1:50 PM.

Senior Urban Planner Weick shared one petition of support submitted by the applicant with 5 signatures of neighbors: Debra Avery, Peter Avery, Chris Ozment, Sam Kachanuk, and Katie Lewis.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:52 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 5 to 0.

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

Nay: None

PZ 598-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Branden Martin of The BEST Homestead Group LLC, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1502 N Indiana Avenue (Parcel Identification No. 18-04-278-028), Peoria IL (Council District 3)

Commission Martin recused himself from Case No. PZ 598-2021.

