

PZ 1275-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Phong Tran, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short-Term Rental, for the property located at 1404 W Circle Road (Parcel Identification No. 14-32-132-003), Peoria, IL (Council District 2).

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

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

1. Drive approach shall be repaired/replaced to make the sidewalk ADA compliant. The contractor shall have a current license and bond with the City for sidewalk and driveway construction.
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 two (2) 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 Ghareeb asked for clarification on where the driveway needs repair.

Mr. Eggleston stated the drive approach and the first panel of the driveway that includes the sidewalk are in disrepair and non-ADA compliant.

Austin Tran, on behalf Phong Tran, was present and stated that he has nothing further to add to Mr. Eggleston's summarization of the request.

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


With no public testimony, public hearing was closed at 1:50 pm.

Commissioner Ghareeb reading the Findings of Fact.

Motion:

Commissioner Ghareeb made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by viva voce vote 6 to 0.

 **PZ 1276-2023**

Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Taylor for Mananga Mutombo, to obtain a special use for an Urban Farm in the Class R-4 (Single-Family Residential)

District for the property located at 1603 & 1607 S Westmoreland Avenue (Parcel Identification Nos. 18-18-453-015 & -016), Peoria, IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for an Urban Farm.

The Development Review Board recommends approval of the request for an Urban Farm with the following conditions:

1. This special use shall adhere to the performance regulations within Section 5.3.G.2 of the Unified Development Code.
2. Submit a revised scaled site plan with compliant parking space dimensions.
3. One disabled and one bicycle parking space shall be installed pursuant to Section 8.1.6 of the Unified Development Code.
4. All parking areas shall adhere to the regulations from Section 8.1 of the Unified Development Code with respect to parking surface and handicapped & general striping and signage.

Discussion was held between Commissioner Ghareeb and Mr. Naven in regard to the intended use of the farm. Mr. Naven listed a few of the petitioner's intentions, such as growing vegetables or fruits, and clarified that there will be no livestock at the farm.

Bernard Taylor, on behalf of Mananga Mutombo, was present and stated that they would like to omit the submitted parking plan and utilize street parking instead.

Commissioner Grantham inquired on the intent of distribution of the produce.

Mr. Taylor stated that the produce will be used for local distribution only.

Commissioner Grantham suggested contacting local non-profits that may be interested in partnerships if they have not already done so.

Chairperson Wiesehan opened the public hearing at 2:02 pm.

With no public testimony, public hearing was closed at 2:02 pm.

Commissioner Ghareeb reading the Findings of Fact.

Mr. Naven stated that DRB conditions 3 and 4 can be removed from the motion due to the petitioner's request to omit the parking plan.

Motion:

Commissioner Barry made a motion to approve with conditions 1 and 2 of staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by viva voce vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.