

James Hinchee, President of the Uplands Residential Association, requested denial of the request, asked for more conditions, and answered questions. Written comments are attached hereto.

Urban Planner, Glen Wetterrow, Community Development Department, read the written comment from Sandra McEnroe, at her request, and attached hereto. The comment was in opposition to the request.

Ms. Weick read the written comments from the following neighbors into the record and attached hereto:

Jesse Mitchell requested approval of the request.

Rachel Mitchell requested approval of the request.

Tori & Emily Dahlhoff requested approval of the request.

Melinda McBee Orzulak requested approval of the request.

Martin and Victoria Mitchell requested approval of the request.

Melissa Stevenson requested approval of the request.

Adrienne and Justin Locke requested approval of the request.

Peter Kobak and Angela Kilduff requested approval of the request.

Jana Shoun Hausam requested denial of the request.

Meg Tomlins requested denial of the request.

Daniel Armich, petitioner, responded to public comments.

Chairperson Wiesehan closed the public hearing at 2:04 PM.

Findings of facts were read by Commissioner Ghareeb at 2:10 PM.

There was some discussion on the amount of support for the request.

**Motion:**

Commissioner Heard made a motion to APPROVE the request with the noted Staff conditions; seconded by Commissioner Martin:

The motion was approved unanimously by roll call vote 7 to 0.

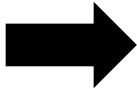
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None - 0

**PZ 403-2021**

Public Hearing and forward a recommendation to City Council on the request of Marc Samko, of Vertical Bridge Development LLC, for property owner Peoria City/County Health Department, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a new wireless telecommunications tower and facility, for the property commonly known as 2116 N Sheridan Road, located at 2114, 2126, and 2200 N Sheridan Road (Parcel Identification No. 14-33-351-001, 14-33-351-002, 14-33-351-028, and 14-33-303-036), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 403-2021



into the record and provided a summary of the request. The Development Review Board recommends approval of the special use subject to the site plan and the following conditions and waivers:

1. Condition that vehicle access to the wireless telecommunication facility shall enter and exit the property from Sheridan Road only.
2. Condition that the color of the privacy fence, for the equipment facility enclosure, as shown on the site plan, is a close match to the color of the garage walls.
3. Waiver to eliminate the landscaping requirement for the perimeter of the facility, according to the site plan.
4. Waiver to allow vinyl fence material for the equipment facility enclosure.
5. Waiver to reduce the total number of commercial applications (carrier spaces) to three.

Ray Shinkle of Vertical Bridge Development LLC, the representative of the petitioner, explained the request and answered questions. Mr. Shinkle referred to slides attached hereto as Exhibit 1.

Monica Hendrickson, Peoria City/County Public Health Administrator, requested approval of the request.

Chairperson Wiesehan opened the public hearing at approximately 2:38 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 2:40 PM.

Findings of facts were read by Commissioner Ghareeb at 2:41 PM.

**Motion:**

Commissioner Heard made a motion to APPROVE the request with the noted Staff conditions and requested waivers; seconded by Commissioner Ghareeb:

The motion was approved unanimously by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None - 0

**PZ 405-2021**

Public Hearing and forward a recommendation to City Council on the request of Good Stay Properties, LLC on behalf of property owners John Wolter and Jantagorn Makswon to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1030 N Elmwood Ave (Parcel Identification No. 18-05-328-021), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 405-2021 into the record and provided a summary of the request. Ms. Weick responded to questions regarding the difference between short term rental use and long term rental. The Development Review Board recommends approval of the special use subject to the parking plan and the following conditions:

1. Occupancy is limited to no more than five bedrooms and ten overnight guests.
2. The dwelling shall comply with the 2018 IRC Section R310 Emergency Escape and Rescue Openings.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
4. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
5. The owner shall comply with the residential property registration code of the City of Peoria.
6. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
7. Additional dwelling units cannot be added to the single family dwelling.

John Wolter, petitioner summarized the request and answered questions.

Chairperson Wiesehan opened the public hearing at approximately 3:06 PM.