Ms. Allison responded yes and added that there is an agreement between GSPD and the Dunlap Community Unit School District 323.

Discussion was held between Chairperson Wiesehan and Ms. Allison in which Ms. Allison clarified that Banner Elementary School will be permitted to connect to the public sewer system upon City Council approval, but the City will not provide additional public services until contiguity is established and annexation occurs.

Kathleen Carter, petitioner, was present and provided additional context on the intentions of the agreement. Ms. Carter stated that the school district is seeking an alternative sewer system because the existing septic system at Banner Elementary is failing. Ms. Carter stated that the Peoria County Health Department is requiring connection to GSPD's public sanitary sewer due to the school's proximity to the City of Peoria. Ms. Carter stated that all costs related to connection will be incurred by the school district.

Commissioner Unes asked when they intend to transfer to the public sewer system.

Ms. Carter stated that they hope to do so over the summer.

Dr. Scott Adreon, petitioner, provided additional details on the events that led to the agreement, adding that GSPD and the Health Department rejected their initial proposal to re-do the failing septic system.

Chairperson Wiesehan opened the public hearing at 9:14 am.

There being no public testimony, the public hearing was closed at 9:14 am.

## Motion:

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

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



## PZ 1318-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Michael Loser for the Mel Family Trust, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 4016 N Ashton Avenue (Parcel Identification No. 14-27-209-002), Peoria, IL (Council District 3).

<u>Urban Planner, Blake Eggleston, Community Development Department,</u> 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. 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. Occupancy of the short-term rental shall not exceed two (2) total persons.
- 6. 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.

7. 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.

Michael Loser, owner and petitioner, was present and stated that he currently operates three short term rentals in Peoria Heights that have produced no complaints from neighbors or businesses.

Chairperson Wiesehan opened the public hearing at 9:20 am.

There being no public testimony, the public hearing was closed at 9:20 am.

Commissioner Ghareeb read 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 a viva voce vote of 6 to 0.

## PZ 1320-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Scott Lewis, of Scott Lewis Homes, to amend an existing Special Use Ordinance No. 17,543, in a Class R-4 (Single-Family Residential) District for Townhomes to include a Short Term Rental, for the property located at 824 W Moss Avenue (Parcel Identification No. 18-08-236-001), Peoria, IL (Council District 2).

<u>Senior Urban Planner, Kerilyn Weick, Community Development Department,</u> read the case into the record and summarized the request to amend an existing Special Use Ordinance No. 17,543 for Townhomes to include a short term rental.

The Development Review Board recommends DENIAL of the request for a special use short term rental.

Should the Planning & Zoning Commission recommend approval, the following conditions should be considered:

- 1. Additional dwelling units cannot be added to the four-unit townhome.
- 2. Short term rental use is permitted for Unit 1 only in the four-unit townhome.
- 3. Occupancy of the short term rental unit shall not exceed four (4) total persons.
- 4. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
- 5. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
- 6. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
- 7. Add the address to the exterior of the building.
- 8. Parking lot parking spaces shall be striped.
- 9. 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.
- 10. Owner shall remit the Room Rental Use or Privilege tax owed from all previous stays.
- 11. 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