

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 915.2.1.
4. Additional dwelling units cannot be added to the single family residence.
5. 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) guests may stay in each individual dwelling unit at any given time.
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.
8. The existing fence shall be altered to comply with current fence regulations or removed.

Grant Hermann applicant and property owner, stated they purchased the property 3 weeks ago and has not been utilized as a short-term rental. Mr. Hermann argued the front yard fence offers privacy from the baseball diamond and the other parts of the fence follow the City code. The street with the fence is a dead end and requested a waiver to allow for privacy in the yard with the 6ft fence.

Chairperson Wiesehan opened the public hearing at 4:04 PM.

Josh Naven read email,

- Steve and Donna Gerber 7105 W Alat Ave letter in opposition.

Mr. Hermann stated he never heard from the Gerber's but has contacts for the other properties he manages, and they are all reputable properties.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 4:07 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve with staff recommendation; seconded by Commissioner Barry.

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Grantham, Ghareeb - 6

Nay: None

Absent: Unes - 1

PZ 663-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Kavan Shay and Mari Halliday of JEG Properties, LLC to obtain a Special Use in a Class R-2 (Single Family Residential) District for a Short Term Rental for the property located at 620 W Mount Hawley Terrace, (Parcel Identification No. 14-04-302-021) Peoria, IL (Council District 5)

Assistant Community Development Director, Leah Allison, 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. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) total persons. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
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.

Commissioner Martin recused himself from this case.

Kavan Shay, applicant and property owner, stated him and Ms. Halliday are native Peorians and small business owners, Mr. Shay runs the Blue Duck Tavern and wants to bring people to Peoria to live and recreate. Mr. Shay stated they have created a premium residence.

Chairperson Wiesehan opened the public hearing at 4:17 PM.

Allison read letter

- Heather Baraskko, letter in opposition.

Mr. Shay, stated they bought the house under JEG Properties, their property manager is Matthew so he is listed on the Air Bnb app, Matthew is local and has great reviews on Air Bnb, he is responsive and cares about the properties and tenants. Ms. Halliday and Mr. Shay are involved with the properties and visit them often. Mr. Shay stated they don't book anyone with previous complaints or bad reviews.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 4:22 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 5 to 0, with 1 abstention

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

Nay: None

Absent: Unes - 1

Abstention: Martin - 1

PZ 670-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Kavan Shay and Mari Halliday of JEG Properties LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential)