

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held Thursday, September 2, 2021, at 1:00 PM, via remote video at City Hall, 419 Fulton Street, with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 6. Absent George Ghareeb*-1.

Commissioner Ghareeb arrived at 2:15 pm.

City Staff Present: Leah Allison, Trina Bonds, and Kerilyn Weick

SWEARING IN OF SPEAKERS

Speakers were sworn in by Trina Bonds

MINUTES

Commissioner Unes moved to approve the minutes of the Planning & Zoning Commission meeting held on August 5, 2021; seconded by Commissioner Barry.

The motion was approved unanimously by roll call vote 6 to 0.
Yeas: Barry, Grantham, Heard, Martin, Unes, and Wiesehan – 6
Nays: None - 0

REGULAR BUSINESS

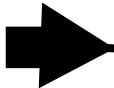
PZ 465-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Antwyne Weeks to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1314 N Sheridan Road (Parcel Identification No. 18-04-154-003), Peoria IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 465-2021 into the record and provided a summary of the request. The Development Review Board recommends approval of the special use subject to the parking plan and the following conditions:

1. Maintain two legal off-street parking spaces, per the parking plan.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. 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.
6. Additional dwelling units cannot be added to the duplex.

Syrita Weeks, petitioner, provided testimony on the operation of the use and maintenance of the property.



Chairperson Wiesehan opened the public hearing at approximately 1:15 PM.

Linda Butler, member and resident of the Armstrong Ellis Neighborhood Association, stated she was attending in place of the president of the Armstrong Ellis Neighborhood Association and that the association was opposed to the request.

Ms. Weick read the written comment in opposition to the request from Marci Jett, President of the of the Armstrong Ellis Neighborhood Association. The written comment is attached hereto.

Antwyne Weeks, petitioner responded to the public comments.

Commissioner Ghareeb read the findings of fact.

Discussion on the regulations the use must adhere to.

Motion:

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

The motion was approved unanimously by roll call vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Martin, Unes, and Wiesehan – 6
Nays: None – 0
Not present for the vote: Grantham**

**Commissioner Grantham returned to the meeting at approximately 1:26 PM.

PZ 474-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Harry and Deneen Miller to approve an Annexation Petition and Annexation Agreement with a request to rezone (upon annexation) from a Class R-3 (Single Family Residential) District to a Class A-1 (Agricultural) District and including a Preliminary Plat for the property located at 1310 E Dickison Lane (Parcel Identification No. 09-22-300-005), Chillicothe, IL. (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 474-2021 into the record and provided a summary of the request. Ms. Allison reviewed the terms of the annexation agreement. The Development Review Board recommends approval of the request subject to the following condition and waiver:

1. Submit a preliminary and final subdivision plat consistent with Exhibit B for review and approval.
2. Waiver to allow four lots less than 40 acres in size without connection to a public sanitary sewer system.

Discussion was held on the terms of the annexation agreement and twenty-year agreement period.

Attorney Richard Laukitis, representative of the petitioners, stated agreement with staff's summary of the case.

Chairperson Wiesehan opened the public hearing at approximately 1:48 PM. With no public testimony provided, Chairperson Wiesehan closed the public hearing at 1:48 PM.

Written Comment

Re: Case No. PZ 465-2021
property located at 1314 N. Sheridan Road
Parcel Identification No. 18-04-154-003

To Whom It May Concern at the Planning and Zoning Commission:

I am writing on behalf of the Armstrong-Ellis Neighborhood Association to ask that you please reject the special use request of Antwyne Weeks to turn the property at 1314 N Sheridan Road into a short-term rental location. I have read and reviewed the rules and policies that govern short-term rentals in Peoria and feel strongly that this type of property has no place in our neighborhood.

The Armstrong-Ellis Neighborhood has worked very hard over the past several years to create a safe, quiet, and connected community. We are a small but mighty group working to protect the charm of our area. We feel strongly about getting to know our neighbors and know that consistency and longevity are keys to building a strong neighborhood network. The thought of having different people, possibly every night, in a home nestled in our neighborhood does not sit right with me. Allowing this home to essentially be turned into a motel has the potential to bring unwelcome people and activities to our neighborhood.

I ask that you reject the special use request for the good of our neighborhood and for the good of Peoria. Thank you for reading and logging my written comment.

Sincerely,

Marci Jett
President, Armstrong-Ellis Neighborhood Association