

Chairperson Wiesehan opened the public hearing at 1:11 pm.


There being no public testimony, public hearing was closed at 1:11 pm.

Commissioner Barry read the Findings of Fact.

**Motion:**

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

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



**PZ 1176-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Matthew Dylewski to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental for the property located at 813 N Douglas Street (Parcel Identification No. 18-05-483-012), Peoria IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for a short term rental in an existing single family dwelling.

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 detectors 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) guests.
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 of 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 Unes asked if staff is concerned about on-street parking given that Douglas is a narrow street.

Ms. Weick stated there is no concern about on-street parking because the allowed occupancy of the short term rental is two guests.

Matthew Dylewski, owner and petitioner, was present and outlined a few of the proposed rules and operations of the short term rental.

Chairperson Wiesehan opened the public hearing at 1:21pm.

Dan Butler objected to the short term rental. Mr. Butler expressed concerns about maintenance, on-street parking, and an increase in traffic. Mr. Butler stated that Douglas Street is used as a cut-through from Moss Avenue to Main Street.

Reagan Leslie Hill objected to the short term rental. Ms. Hill expressed concern about on-street parking because Douglas Street is very narrow, and people already park on both sides of the street.

Mr. Dylewski stated that conditions of the property do not permit off-street parking without potentially blocking the alley. Mr. Dylewski stated that he has successfully operated a property management company for the last few years.

Commissioner Martin asked Mr. Dylewski if he will be clear with guests about the parking requirements.

Mr. Dylewski said yes.

With no further public testimony, public hearing was closed at 1:28 pm.

Commissioner Barry read the Findings of Fact.

Commissioner Unes stated this case should have had more oversight by City staff.

Chairperson Wiesehan referenced Mr. Butler's comment about Douglas Street being an access road from Moss Street to Main Street and suggested Public Works examine the situation to eliminate some of the traffic.

**Motion:**

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

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

**PZ 1180-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jason Hawksworth of Hawk-Attollo LLC, on behalf of Petersen Health System Inc, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Solar Utility Facility for the property located at 3901 W Reservoir Blvd (Parcel Identification No. 13-25-177-002), Peoria IL (Council District 4).

Urban Planner, Julia Hertaus, Community Development Department, read the case into the record and summarized the request for the development of a solar utility facility.

The Development Review Board recommends approval of the request per the attached site plan and with the following waiver and conditions:

1. Waiver to place a 6ft tall chain link fence in the front yard along W Richwoods Blvd.
2. Condition to install required 5ft wide sidewalk along the frontages on W Reservoir Blvd and W Richwoods Blvd.
3. Condition for all vehicular access driveways and roads to be constructed with hard, dustless surfaces or permeable pavers/porous paving systems.
4. Condition for equipment facilities and accessory buildings to be designed with brick, stone, and/or block material.
5. Condition to meet the required front yard landscaping along W Reservoir Blvd of 278 points utilizing plants from the tree classification.
6. Condition to provide a revised landscape plan indicating the area along the front yard of W Richwoods Blvd to remain undisturbed for preservation of existing trees/wooded area.