

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.

7. Condition to revise the fence material along the frontage of W Reservoir Blvd to masonry, wood, aluminum, or wrought iron to be compatible with existing character of the site and neighborhood.
8. Condition to revise the fence along the eastern property line to be a solid fence to provide screening for the Valley View residential development.

Discussion was held between Chairperson Wiesehan and Ms. Hertaus about the proposed sidewalk on Richwoods Boulevard. Chairperson Wiesehan referenced the Complete Street Program and the need to connect sidewalks.

Mr. Naven stated that we have the option to amend the condition or waive it.

Commissioner Unes stated that the Commission needs to further examine sidewalks that lead to nowhere.

Discussion was held between Chairperson Wiesehan and Mr. Naven about the fee in-lieu policy that is no longer enforced by the City. Mr. Naven brought up the possibility of Public Works buying this bit of connection but stated that this would be a conversation between Public Works and the petitioner.

Jason Hawksworth, owner and petitioner, was present. Mr. Hawksworth explained the purpose of the project and the intention of the partnership with St. Paul's Episcopal Church. Mr. Hawksworth expressed concern over the Richwoods sidewalk because this is a naturally wooded area and drainage path. Mr. Hawksworth also stated that trees would be a better buffer than the proposed fence behind the existing condominiums on the eastern side of the property.

Chairperson Wiesehan opened the public hearing at 1:57 pm.

Donna Moore objected to the solar utility facility due to potential health risks as well as noise and light pollution. Ms. Moore inquired about the location of the proposed sidewalk, the impact on low income residents, and the purpose of the Church's involvement.

Discussion was held between Chairperson Wiesehan and Ms. Moore about the location of the sidewalk.

Discussion was held between Chairperson Wiesehan, Mr. Naven, and Ms. Moore about the existing solar farm at RLI Insurance and the residential area to the south of RLI.

Paul Kluber provided notes to the Commissioners (see Exhibit 1). Mr. Kluber objected to the solar utility facility. Mr. Kluber expressed concern about the robustness of the power grid and potential power outages. Mr. Kluber presented his findings on the impact the solar utility facility will have on the surrounding condominiums if the solar panels track the sun. Mr. Kluber stated this will be a detriment to public health and property.

Bruce Melz objected to the solar utility facility due to its potential impact on the surrounding community. Mr. Melz stated that the winners are those making money and the losers are those who live nearby.

Mr. Hawksworth stated that he reached out to Councilman Allen and nearby residents for opinions on the solar utility facility. Mr. Hawksworth stated that the solar panels are made with non-reflective glass. Mr. Hawksworth stated that noise pollution is inconsequential because it will be no different than standard electrical infrastructure. Mr. Hawksworth stated that the preliminary feasibility study with Ameren showed adequate capacity within this section of the power grid to support the proposed solar utility facility. Mr. Hawksworth stated that if this project is approved, a full feasibility study will be conducted, and Ameren will notify them if any upgrades are required. Mr. Hawksworth stated the solar panels will not track the sun north/south, but they will track the sun east/west.

Commissioner Barry inquired about the potentially negative impacts of the east/west tracking of the solar panels.

Mr. Hawksworth stated that the solar panels are made with non-reflective glass and will be raised to about 10 feet when facing the east, and less than 10 feet when facing the west.

Commissioner Barry asked for scientific data on the impact of the glare and light of the solar panels.

Mr. Hawksworth stated that the Federal Aviation Administration (FAA) promotes solar projects at airports and these projects require a glare study to show the impact on pilots. Mr. Hawksworth stated that he can prepare a glare study.

Commissioner Unes inquired about the impact of the reflection of the solar panels on the surrounding residential areas.

Mr. Hawksworth reiterated that the solar panels are made with non-reflective glass. Mr. Hawksworth stated that the solar panels are anti-reflective enough to be allowed at airports.

Commissioner Unes asked Mr. Hawksworth if he had any contact with the neighbors regarding this project.

Mr. Hawksworth reiterated that he contacted Councilman Allen and had conversations with individuals who live in the area.

Ms. Moore said nobody from the Valley View Condominiums was contacted.

Discussion was held between Chairperson Wiesehan and Mr. Hawksworth about the ownership of the property.

Discussion was held between Commissioner Grantham and Mr. Hawksworth regarding the benefits of the solar utility facility for the surrounding residents.

Commissioner Heard inquired on the visibility of the solar panels from the condominiums that sit above the project site.

Mr. Hawksworth stated that they plan to plant evergreens to decrease visibility, but given the topography of the land, the solar panels will be visible regardless. Mr. Hawksworth stated that the grander view looking over the Kickapoo valley will not be obstructed.

Chairperson Wiesehan stated the intent of the landscaping and fencing is to prevent visibility concerns and pointed out that other solar farms, such as the one at RLI, are visible.

With no further public testimony, public hearing closed at 2:30 pm.

Commissioner Barry read the Finding of Facts.

Motion:

Commissioner Martin made a motion to approve will all staff recommendations except the sidewalk condition; seconded by Commissioner Heard.

Commissioner Barry and Commissioner Grantham discussed their reasonings for opting out of the vote.

Commissioner Unes suggested deferring this case to give the petitioner time to prepare a study outlining the impact of the solar utility facility on the surrounding residential areas.

Commissioner Martin and Commissioner Heard agreed to withdraw the motion.

Commissioner Barry stated that he wants a study on this particular topography and its potential impacts on the surrounding residential areas.

Commissioner Unes made a motion to defer to the next regularly scheduled meeting; seconded by Grantham.

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

Discussion was held between Chairperson Wiesehan and Mr. Naven regarding the feasibility study and the petitioner's responsibility to upgrade if required by Ameren.

PZ 1185-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jonathan Hopkins to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1805 N Prospect Road (Parcel Identification No. 18-03-126-008), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into 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 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. Only the front portion of the south bedroom may be used for sleeping area according to the 2018 International Property Maintenance Code, Section 404.4.2 – *Access from Bedrooms*.
6. Occupancy of the short term rental shall not exceed five (5) guests.
7. 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.
8. 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.

Chairperson Wiesehan asked if staff informs applicants of the cap on short term rentals and if there is a waiting list for short term rentals proposed in areas where the cap has already been reached.

Ms. Weick stated that there is no process in place because we have not yet come to that point, but staff does inform applicants when the cap is close.

Jonathan Hopkins, owner and petitioner, was present and discussed his desire to have this short term rental as well as the proposed rules and operations of the short term rental.

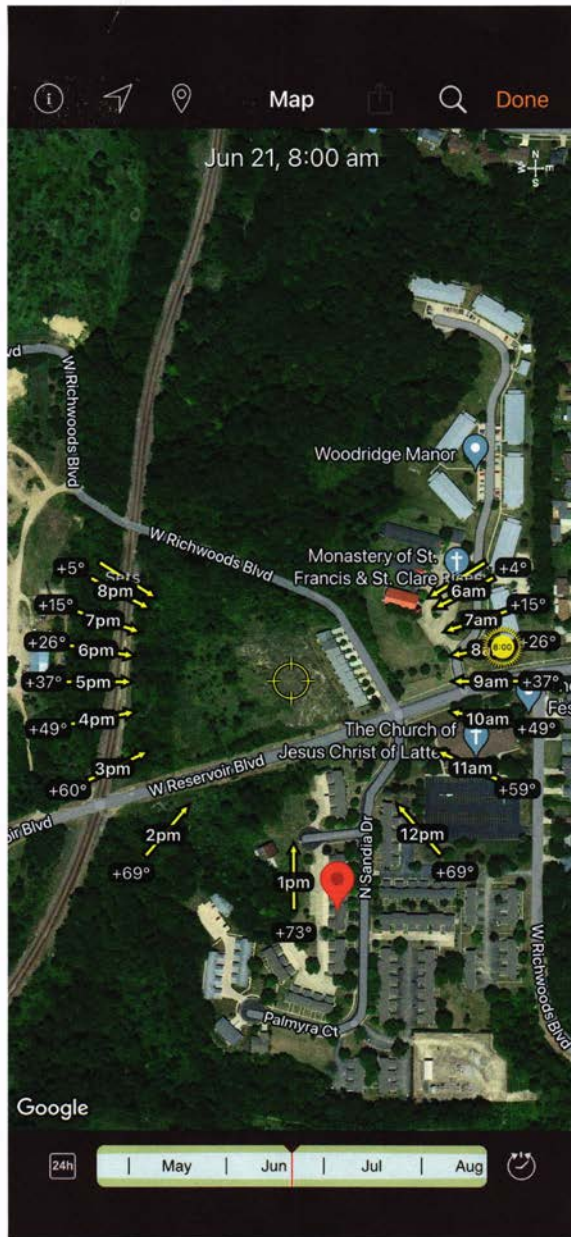


Exhibit 1, pg. 2

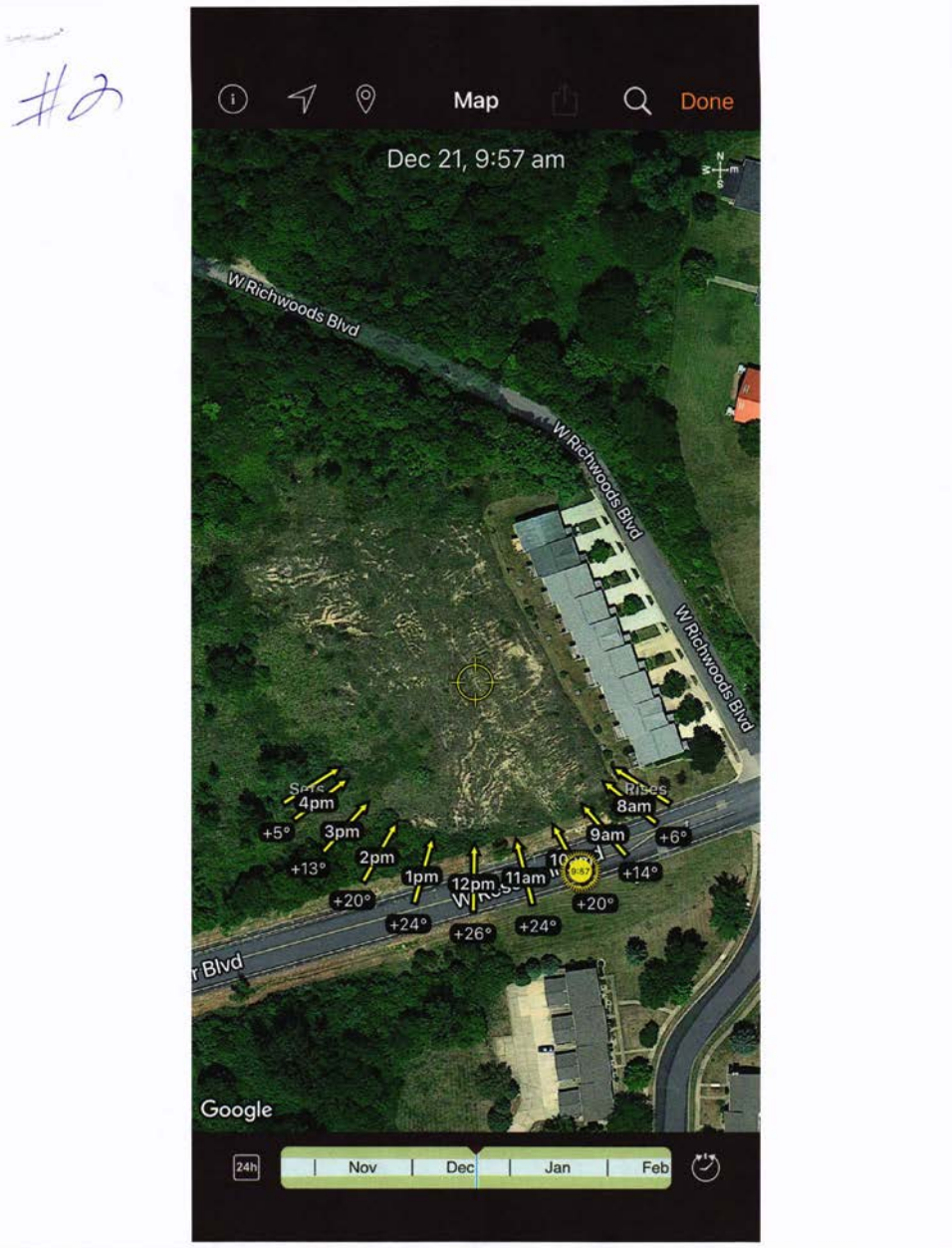


Exhibit 1, pg. 3

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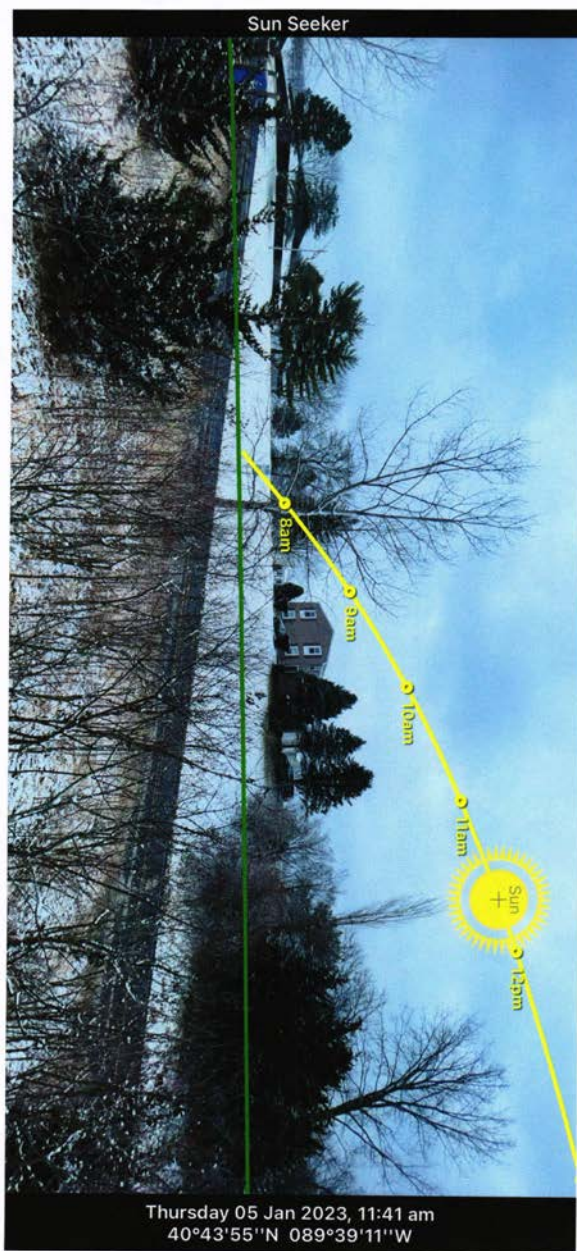


Exhibit 2, pg. 1