

**Motion:**


Commissioner Unes made a motion to defer, with direction to bring forward this proposed use as Special Use; seconded by Commissioner Heard.

The motion was approved by roll call vote 6 to 0 with 1 Abstention.

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

Nay: None

Abstention: Wiesehan - 1

**PZ 627-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Carissa Duran to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 1522 E Paris Avenue (Parcel Identification No. 14-27-404-033), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, 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.
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.

Carissa Duran, applicant and property owner, stated this is a newer property to the short term market but they are a super host on Air BnB. Ms. Duran stated they have a contractor who will install all necessary fire equipment and a local cleaning team. Ms. Duran communicates with the neighbors and is very eyes on the property.

Chairperson Wiesehan opened the public hearing at 1:49 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:49 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Martin made a motion to approve; seconded by Commissioner Ghareeb.

The motion was approved by roll call vote 7 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Ghareeb, Grantham, Unes - 7

Nay: None