

Assistant Director, Leah Allison, Community Development Department, informed Chairperson Wiesehan that this task is already in preparation for the upcoming months.

Chairperson Wiesehan opened the public hearing at 1:16 PM.


With no public testimony, public hearing was closed at 1:17pm.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Unes.

The motion was approved unanimously by a viva voce vote 5 to 0.



PZ 1065-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Abbey Buehler, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 2724 W Newman Parkway (Parcel Identification No. 14-31-178-002), Peoria, IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to obtain a Special use for a short term rental at 2724 W Newman Parkway in an existing single family residence.

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 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building, Property Maintenance, and Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) 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.
9. The driveway extension shall be removed.
10. Two parking spots within the driveway shall be moved to the existing garage.

Mr. Naven read Robert Anderson's objection into the record (see Exhibit 1).

Chairperson Wiesehan stated that parking at short term rentals is a reoccurring issue, not just an issue for this short term rental.

Discussion was held between Commissioner Unes and Mr. Naven on the density cap for short term rentals. Mr. Naven stated that, if approved, this will be the first short term rental in the Homeowners Association (HOA).

Abbey Buehler, owner and applicant, was present. Ms. Buehler elaborated on the layout of the home (see Exhibit 2) and the proposed operations of the short term rental (see Exhibit 3). Ms. Buehler agreed to garage parking so long as this expectation is applied to all residencies in the neighborhood. Ms. Buehler asked if the driveway extension could be amended, rather than removed, to be compliant with current code.

Mr. Naven explained that code compliance is reviewed in full when new special use requests are made. Mr. Naven discussed the requirements for driveway extensions and stated that there does not appear to be enough room in the side yard for a driveway extension.

Chairperson Wiesehan opened the public hearing at 1:33 PM.

With no public testimony, public hearing was closed at 1:33 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved unanimously by a viva voce vote 5 to 0.

PZ 1069-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Christopher Oswald for Northern Cardinal Ventures, LLC, to amend an existing Special Use Ordinance No. 15,584, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow an Adult Use Cannabis Dispensary with Waivers for the property located at 7628 N Route 91. This includes properties located at 7618 N Route 91, 7708 N Route 91, 7716 N Route 91, 7806 N Route 91, and 7810 N Route 91, (Parcel Identification Nos. 13-11-200-013, 13-11-201-002, 13-11-201-003, 13-11-201-005, 13-11-201-006, 13-11-202-001, 13-11-203-002, and 13-11-203-003), Peoria, IL (Council District 4)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to amend an existing Special Use for a Shopping Center to add an adult use cannabis dispensary at 7628 N Route 91 in a multi-tenant commercial building.

The Development Review Board recommends approval of the request for an Adult Use Cannabis Dispensary without waivers and the following conditions:

1. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
2. All parking areas shall adhere to the regulations from Section 8.1. of the Unified Development Code with respect to parking surface and handicapped & general parking striping and signage.
3. Landscaping shall comply with Section 8.2 of the Unified Development Code. A landscaping plan shall be submitted for a compliance review.
4. Site lighting shall comply with Section 8.5 of the Unified Development Code.
5. Roof-top mechanical units shall be screened pursuant to City Code Chapter 5, Section 301.
6. All appropriate building permits shall be obtained for the remodeling of the facility.
7. All proposed signs shall adhere to current requirements and shall be reviewed through a separate building permit process.

Exhibit 1

Josh Naven

From: Robert Anderson <bandygolf@gmail.com>
Sent: Saturday, October 1, 2022 10:33 AM
To: Josh Naven
Subject: [External]public hearing for property at 2724 Newman Parkway Peoria ill

I Feel this would not be a good fit four our community. short time rentals are not good as a few people use these for drugs and other unsavory participation. Parking on that busy street would be worse than it is now,as people park on both sides of the street. Sometimes emergency vehicles have a hard time negotiating around cars.

Exhibit 2

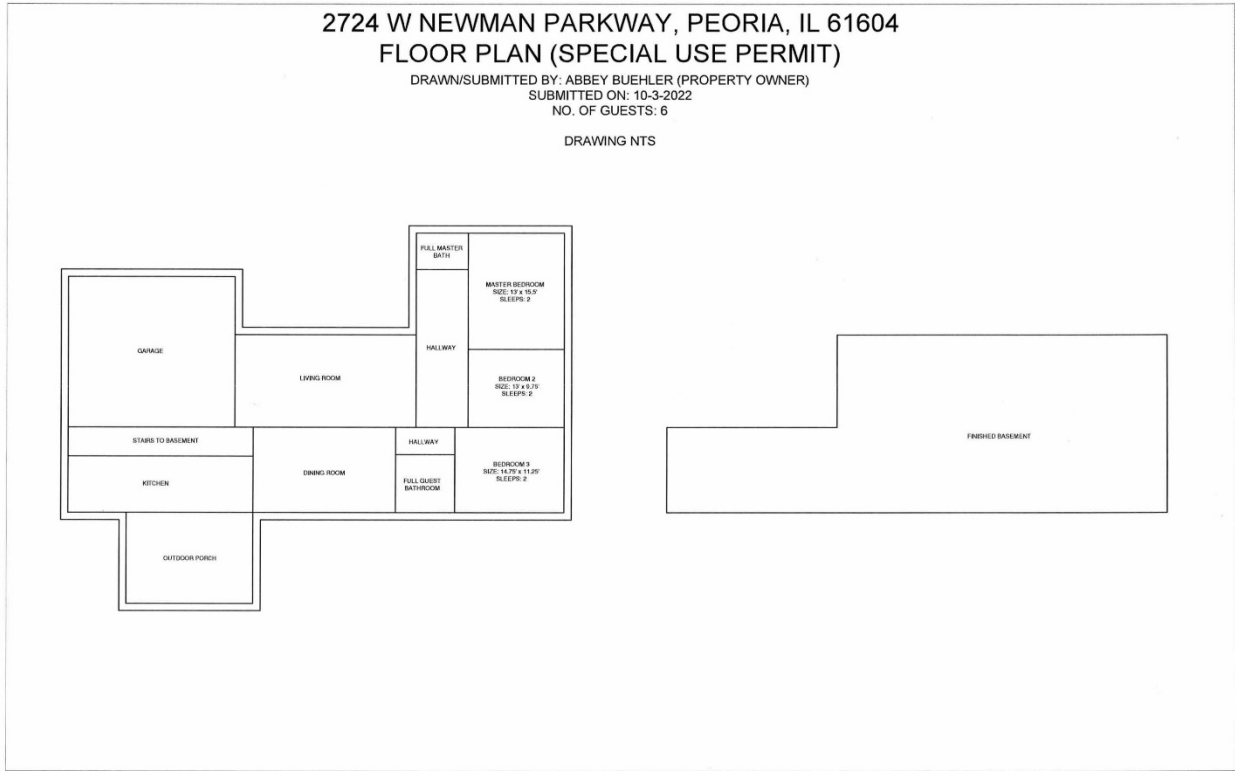


Exhibit 3, pg. 1

2724 W Newman Parkway, Peoria, IL 61604

Operation & Policies

Operation: Guests at 2724 W Newman Parkway have contactless access to the property through use of an owner-provided front door and garage door key-code. These key codes will be changed after each stay. An ADT security system is operable in the house and will be disarmed prior to stay and armed after stay. Guests will not have access to alarm system unless requested prior to stay. Cable, streaming services, dvd player, and wifi are present in house for guest usage. A fire pit and propane grill are located in the backyard for guest usage. Cleaning service and lawn maintenance will be provided by the owner after each stay. Owner resides in East Peoria and will drive past rental every few days to verify cleanliness, sound, and number of guests at property. Guests will have phone access to owner 24/7.

Policies:

- No more than six (6) adults guest may stay in the rental at a given time
- Must be 21 years or older to book
- Quiet hours are between 11 PM and 7 AM
- Check-In is at 3 PM and Check-Out is at 11 AM
- Please remove all trash from inside the house and place within the designated trash can outside, located on the West side of the house.
 - Trash collection occurs every Friday. Please place trash can at the bottom of the driveway between 3 PM on Thursday and 6 AM on Friday. Please move the trash can back to the West side of the house within 24 hours of collection.
- Please remove all recyclables from inside the house and place within the designated recycling bin located in the garage.
 - Recycling collection occurs every other Friday. Please place recycling bin at the bottom of the driveway, at least three (3) feet away from the garbage bin, between 3 PM on Thursday and 6 AM on Friday. Please move the recycling bin back to the garage within 24 hours of collection.
 - Please refer to the attached schedule for which weeks recycling is collected in 2022 and what items are or are not allowed.
- Dog Policy:
 - Dogs should be kept on a leash and be under restraint by its owners at all times when not in the house or fenced-in backyard.
 - All dogs should be up to date on yearly medications and rabies shot. Guests shall provide owner with proof of rabies vaccination for any and all dogs prior to stay.
 - Please be a responsible pet owner and clean up after your dog in the neighborhood and at the rental. Aggressive and nuisance dogs are not allowed at the rental.
 - No more than four (4) dogs are allowed in the rental at a given time.
- No open burning is allowed in the City of Peoria. Only seasoned dry firewood is allowed to be burned. Fire must be contained within the fire pit located in the backyard and must be supervised by an adult at all times.
 - A hose is located near the AC unit in the backyard and should be used to put out the fire every night.