

**PZ 598-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Branden Martin of The BEST Homestead Group LLC, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1502 N Indiana Avenue (Parcel Identification No. 18-04-278-028), Peoria IL (Council District 3)

Commissioner Martin noted that as the applicant for Case No. PZ 598-2021, he is recusing himself.

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 seven (7) total persons. Of the maximum occupancy allowed, no more than six (6) adults guests may stay in the dwelling unit at any given time.
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

Branden Martin, applicant and property owner, stated they love to invest in the community and have been in Airbnb for a while, managing and hosting in other towns. Mr. Martin stated their short-term rentals have been successful business wise and for the community. Everyone loves our spaces; we try to make neighborhoods look great. The property is equipped with outdoor cameras and is near OSF Hospital.

Chairperson Wiesehan opened the public hearing at 2:05 PM.

John Haverhals, 936 NE Glen Oak Ave. questioned the density of Airbnbs in one neighborhood, stating there are two additional Airbnbs near the subject property.

Chairperson Wiesehan, explained short term rental cap on neighborhood districts, 3%. If not in a neighborhood district the 3% standard will apply within a radius of .5 miles.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:08 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 4 to 0 (1 Abstention).

Yes: Wiesehan, Heard, Barry, Ghareeb - 4

Nay: None

Abstentions: Martin - 1