

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS:**

A meeting of the Planning & Zoning Commission was held on Thursday, July 7, 2022, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: George Ghareeb, Branden Martin, Edward Barry, Eric Heard, Robin Grantham, and Mike Wiesehan, Richard Unes – 7. Absent: 0.

City Staff Present: Josh Naven, Kerilyn Weick, Blake Eggleston, and Julia Hertaus.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Julia Hertaus.

**MINUTES**

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meetings held on June 2, 2022; seconded by Commissioner Ghareeb.

The motion was approved unanimously by a viva voce vote 7 to 0.

**REGULAR BUSINESS****PZ 924-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Aaron Broomfield and Brittany Volkmar, to obtain a Special Use in a Class R-3 (Single- Family Residential) District for a Short Term Rental, for the property located at 1913 E Knox Avenue (Parcel Identification No. 14-26-302-009), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for short term rental in a single-family dwelling. This would be the second short term rental in the quarter mile, 3% cap.

The Development Review Board recommends approval of the short-term rental, subject to the following conditions:

1. Remove the gravel surface in front of the property. Any work in the right-of-way requires a permit from the Public Works Department.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single-family dwelling.
6. Occupancy of the short-term rental shall not exceed the standards set forth in the Building and Fire Code of three (3) total persons.
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 or 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.

Aaron Broomfield, owner and applicant, was present. He explained his want to provide an experience for those visiting the area which is why he wants to make this a short-term rental.

Chairperson Wiesehan opened the public hearing at 1:15 PM. There being no public comment, closed the public hearing at 1:16 PM.

Commissioner Unes asked about approved driveway materials.

Ms. Weick advised of the permitted materials listed in the Unified Development Code.

Discussion was held that tar-and-chip material should be considered for use.

Discussion on the Findings of Fact was held.

**Motion:**

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

The motion was approved unanimously by a viva voce vote 7 to 0.

**PZ 927-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of McFarland Bragg for PCCEO, to amend an existing Special Use, Ordinance No. 14,108 in a Class R-4 (Single-Family Residential) District for an Early Childhood Center and fencing with waivers for the property located at 923 W Millman St and 1004 - 1006 W Butler St (Parcel Identification Nos. 18-08-460-012; 18-08-460-013; 18-08-460-014; 18-08-460-015; 18-08-460-026; 18-08-460-027; 18-08-460-029; 18-08-460-030), Peoria IL (Council District 1)

Senior Urban Planner Josh Naven, Community Development Department, read the case into the record and summarized the request. The petitioner is proposing a 10-foot-tall chain link fence in prohibited yards. The Development Review Board does not object to the request for fencing with waivers with the following conditions:

1. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.I. of the Unified Development Code.
2. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
3. 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.
4. The site shall be required to adhere to all applicable development regulations, including landscaping, pursuant to the establishment of any vehicle parking within the fenced area or on undeveloped parcels and may require an additional amendment to the existing special use.

Charles White, petitioner, was present. White mentioned that the fence is for the safety of the children when outside. The existing fence was damaged by trees and deemed a safety hazard which prompted the tear down and this proposal.

Commissioner Grantham abstained from the vote.

Chairperson Wiesehan opened the public hearing at 1:29 PM. There being no public comment, closed the public hearing at 1:29 PM.

Discussion on the Findings of Fact was held.