

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A virtual meeting of the Planning & Zoning Commission was held on Thursday, February 3, 2022, at 1:00 PM with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Eric Heard, Branden Martin, Edward Barry, Robin Grantham and Mike Wiesehan – 6. Absent: Richard Unes – 1.

City Staff Present: Leah Allison, Joe Dulin, Josh Naven, Kerilyn Weick, Julia Hertaus and Irina Riggerbach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by George Ghareeb.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on January 6, 2022; seconded by Commissioner Ghareeb.

The motion was approved unanimously by a roll call vote 6 to 0.

REGULAR BUSINESS

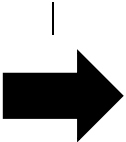
PZ 695-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Antwyne Weeks to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 307 E Maywood Avenue (Parcel Identification No. 14-33-205-016), 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 four (4) 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.



Antwyne Weeks, applicant and property owner, stated this is their second short term rental and they have all fire safety regulations in compliance.

Commissioner Ghareeb asked if applicant has talked to neighbors about the request.

Mr. Weeks stated they have had no negative feedback and speak with them often.

Chairperson Wiesehan opened the public hearing at 1:15 PM.

Senior Urban Planner Weick read written comment:

- Sarah Rhodes, 313 E Maywood Ave, letter in opposition.

Mr Weeks, stated there is a false assumption that Air BnBs are party houses, they have not had any incidents with parties. Mr. Weeks has security cameras around property and took initiative to get streetlights installed. Mr. Weeks requires ID verification and stated 90% of stays are people coming to help with economic growth to City.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:24 PM.

Discussion on the Findings of Fact was held.

Motion:

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

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

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

Nay: None

PZ 696-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Marvin Keys of 2018DT South Beloit LLC, on behalf of Morton Community Bank, to obtain a Special Use in a Class C-1 (General Commercial) District for an Adult Use Cannabis Dispensary, for the property located at 4600 N Brandywine Drive (Parcel Identification No. 14-19-403-006), Peoria IL (Council District 4).

Senior Urban Planner, Josh Naven, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request for an adult use cannabis dispensary with the following conditions:

1. Public sidewalks shall be required along the Brandywine frontage. Part of Brandywine Drive in front of this parcel is under the jurisdiction of the State of Illinois. A permit from IDOT may be required for any work in the right-of-way.
2. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.I. of the Unified Development Code.
3. The applicant shall contact CityLink to investigate the possible placement of a Transit Shelter along the Brandywine Drive frontage as Transit Line #14 runs along the site frontage. This condition shall be reviewed in conjunction with any permitting for sidewalks.
4. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
5. 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.
6. A landscaping plan shall be submitted for review of the site for compliance.
7. Refuse containers shall be screened pursuant to Section 13-13 of the City Code.

Public Comment for Case PZ 695-2021

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, February 2, 2022 5:00 PM
To: Kerilyn Weick
Subject: FW: [External]PUBLIC COMMENT FOR THE FEBRUARY 3, 2022 MEETING

From: sarahjanerhodes@yahoo.com <sarahjanerhodes@yahoo.com>
Sent: Wednesday, February 2, 2022 4:59 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]PUBLIC COMMENT FOR THE FEBRUARY 3, 2022 MEETING

First of all, i would like to thank the Peoria Planning & Zoning Commission for allowing me the opportunity to voice my opinion on the matter at hand. My son purchased this home for me in November of 2018. Originally, he and his family were supposed to stay here for a few months and help me get settled in, but due to my health conditions, I couldn't live alone. Therefore, we decided that it would be in my best interest if we all lived at property on Maywood Ave.

The 300 block of East Maywood is a pretty quiet block. Many of the neighbors here have school age children and there are also many elderly residents on this block as well. The reason that we chose this home is because of the quietness and also because there is minimal traffic. I am a senior citizen and I have good days health wise, as well as bad days. And on my bad days, i really appreciate the quietness of the block, because this allows me to be able to rest and get better.

I do not like the idea of having to live next door to an Airbnb or short-term rental. I have grandchildren that go out in the backyard and play as children do. I wouldn't feel comfortable even sending them to the back yard not knowing who will be in the adjacent yard. It is just not safe. Out of curiosity, i actually Googled Airbnb Shooting and tragedies and the stories were horrific and endless. I read story after story on the type of things that have happened and continue to happen at these short-term rentals. I would like to ask a question to the committee. Does anyone there have school age children or grandchildren or seniors in their families with health conditions? If so, would you all feel comfortable with an Airbnb popping up right next door to their property???

Thank you for your time and consideration.

Ms. Rhodes 313 E Maywood