

Staff responded that the city does not have a report on short term rental effects on crime or property values.

Chairman Wiesehan returned to the meeting at approximately 2:05 PM.

Discussion on the Findings of Fact was held.

**Motion:**

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

Commissioner Heard recognized the property has been improved since current ownership but is not able to support the request due to comments from the residents association.

Commissioner Ghareeb suggested the single family residential restriction, mentioned by neighbors, is consistent with the request.

Commissioner Grantham does not support the request due to comments from the residents association.

Commissioner Barry found the request conforms to the city ordinance pertaining to short term rentals.

Wiesehan expressed support for the request based on ordinance standards for short term rentals.

The motion was approved by *viva voce* vote 3 to 2 (Abstention – 1)

Yea: Barry, Ghareeb, and Wiesehan

Nay: Heard, Grantham

Abstain: Martin

**PZ 817-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Danielle Sands of National Youth Advocate Program and property owners Justin and Jessica Ball, to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Assisted Living Facility for the property located at 1621 N Missouri Ave (Parcel Identification No. 18-04-209-026), 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 assisted living facility as described, subject to the following conditions:

1. Maximum number of three (3) residents, not including staff personnel.
2. Maximum number of four (4) vehicles are allowed on the property.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
4. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
5. Carbon Monoxide Detection shall be installed according to the International Fire Code Chapter 9, 915.2.1 for dwelling units.
6. Driveway shall be maintained free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

Bethany Smith, Director of Juvenile Justice Programs and Services for the National Youth Advocate Program, submitted a presentation on the Front Door Program and described the request to establish community-based housing for up to three residents at a time.

Shequile Jones, Juvenile Justice Programs and Services for the National Youth Advocate Program, answered questions from the Commission.

Chairperson Wiesehan opened the public hearing at 2:35 PM.

Jessica Ball, property owner, addressed the Commission and gave the history/characteristics of the property and program. She also answered questions from the Commission.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:38 PM.

Discussion on the Findings of Fact was held.

**Motion:**

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

The motion was approved by viva voce vote 5 to 1.

Yea: Barry, Heard, Ghareeb, Martin , and Wiesehan

Nay: Grantham

Commissioner Ghareeb left the meeting at 2:42 PM.

**PZ 818-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Pastor Richard Hammonds of Gospel Experience Church, to rezone property from Class R-4 (Single Family Residential) District to Class P-1 (Parking) District for the property located at 414 Phelps Street and 418 Phelps Street (Parcel Identification Nos. 14-35-326-002 and 14-35-326-003), Peoria IL (Council District 1)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the map amendment request. The Development Review Board recommends approval of the proposed map amendment. Senior Urban Planner Kerilyn Weick answered questions from the Commission regarding the future development of the property in question.

Pastor Richard Hammonds, applicant, described the need for the request and history on ownership of property. Pastor Hammonds answered questions from the Commission.

Chairperson Wiesehan opened the public hearing at 2:54 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:55 PM

Discussion on the Findings of Fact was held.

**Motion:**

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

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

**PZ 675-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Dimitar Atanasov and Keila Sierra to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1005 W Moss Avenue (Parcel Identification No. 18-05-469-026), Peoria IL (Council District 2).

*This case has been withdrawn. No action took place.*