

Ms. Weick stated that this was a request of the petitioner and advised Commissioner Unes to contact the petitioner for any further remarks or questions.

Discussion was held between Commissioner Ghareeb and Ms. Weick in regard to the material of the bike path.

Steve Kerr, on behalf of Laura Costic, was present and stated that as a licensed daycare they are required to follow the Illinois Department of Children and Family Services' (DCFS) guidelines on fencing.

Chairperson Wiesehan opened the public hearing opened at 1:17 pm.

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

Commissioner Ghareeb read the Findings of Fact.

Motion:

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

The motion was approved unanimously by a viva voce vote 6 to 0.

PZ 1273-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone the property from the present Class R-4 (Single Family Residential) District to Class I2 (Railroad/Warehouse Industrial) District for the property located at 111 Van Buren Street (Parcel Identification No. 18-03-230-021), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to rezone the property from R-4 to I-2.

The Development Review Board recommends approval of the request based on the existing adjacent I-2 (Railroad/Warehouse Industrial) zoning.

Doug Roelfs, General Manager of Greater Peoria Mass Transit District, was present and stated that he has nothing further to add to Ms. Weick's summarization of the request.

Chairperson Wiesehan opened the public hearing at 1:29 pm.

With no public testimony, public hearing was closed at 1:29 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

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

The motion was approved unanimously by viva voce vote 6 to 0.

PZ 1274-2023

Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Raven of SR Real Estate Holdings LLC – Upland, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 611 E Tripp Avenue (Parcel Identification No. 14-28-431-013), Peoria, IL (Council District 3).

Urban Planner, Blake Eggleston, Community Development Department, read the case into the record and summarized the request to obtain a Special Use for a Short Term Rental.

The Development Review Board recommends approval of the request for a short-term rental with the following conditions:

1. The second, westernmost, driveway shall be removed and returned to grass, the curb shall be repaired, and a 6-foot wide, curb line, ADA sidewalk shall be installed.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
6. Additional dwelling units cannot be added to the duplex.
7. Occupancy of the short-term rental shall not exceed two (2) persons in the upper unit and eight (8) persons in the lower unit.
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.

Chairperson Wiesehan asked if the adjacent church parking lot is used to access N Wisconsin Ave.

Mr. Eggleston stated that there is a chance the parking lot is being used as such because there does not appear to be anything prohibiting it. Mr. Eggleston stated that the petitioner can advise tenants to park elsewhere.

Ryan and Caitlin Raven, owners and petitioners, were present and inquired on the DRB's driveway and sidewalk condition. Mr. Raven stated that the sidewalks are very inconsistent in the neighborhood.

Chairperson Wiesehan informed the Ravens of the City of Peoria's Complete Streets program, stating that it is promoted with new requests and all neighbors would be subject to the same guidelines.

Ms. Raven asked if all of the concrete needs to be removed per the DRB's condition.

Mr. Eggleston said yes.

Chairperson Wiesehan opened the public hearing at 1:41 pm.

With no public testimony, public hearing was closed at 1:41 pm.

Commissioner Ghareeb read the Findings of Fact.

Motion:

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

The motion was approved unanimously by viva voce vote 6 to 0.