

PZ 498-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Linda Martin and Tracy Martin to approve an Annexation Petition and Annexation Agreement for the property located west of Allen Road, east of Cline Road, south of Cedar Hills Road, and north of property identified as Parcel Identification No. 09-19-100-002. The subject property is identified as Parcel Identification No. 09-19-100-001, with a Temporary Address of 12426 N Cline Road, Dunlap IL

Assistant Director, Leah Allison, Community Development Department, read the case into the record and summarized the request.

Chairperson Wiesehan asked for clarification on septic systems versus public sanitary sewer requirements.

Petitioner Linda Martin stated as a realtor she sees a growing desire for land in Peoria.

Chairperson Wiesehan opened the public hearing at 2:40 PM.

Laura Keyes-Kaplawka, Director of Dunlap Public Library expressed opposition to annexation.

There being no further public testimony, Chairperson Wiesehan closed the public hearing at 2:45 PM.

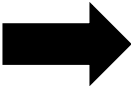
Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Unes including the conditions of approval recommended by Staff and with an additional condition to state that each lot is "at least 10 acres in size" instead of "less than 40 acres."

The motion was approved by roll call vote 5 to 0.

Yes: Wiesehan, Heard, Unes, Martin, Ghareeb – 5

Nay: None

**PZ 500-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mufid Jarrah to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 110 E Briarwood Court (Parcel Identification No. 14-33-451-017), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and described the development items as summarized in the staff memo to the commission.

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 detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. The owner shall comply with the residential property registration code of the City of Peoria.
4. 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.
5. Additional dwelling units cannot be added to the single family dwelling.

Ms. Weick also recommended the following conditions, which were recommended for approval as a text amendment to the performance standards for Short Term Rentals in Case PZ 503-2021, discussed earlier in the meeting.

1. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
2. 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.
3. No more than 3% of the number of parcels developed with a structure within a radius of 0.25 miles measured by uninterrupted distances from the subject property line, may be approved as a special use for a short term rental. This standard does not apply to zoning districts and property type where a short term rental is allowed without a special use.

Mr. Mufid Jarrah, applicant and property owner, explained his intention with the property and described the need for the request in Peoria, in particular among the nursing and medical community.

Chairperson Wiesehan opened the public hearing at 2:55 PM.

There being no public testimony, Chairman Wiesehan closed the public hearing at 2:55 PM.

Commissioner Ghareeb read the findings of fact.

Motion:

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

The motion was approved unanimously by a roll call vote 5 to 0.

Yes: Wiesehan, Heard, Unes, Martin, Ghareeb – 5

Nay: None

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Heard made a motion to adjourn; seconded by Commissioner Ghareeb at approximately 3:00 PM.

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

Irina Riggerbach, Development Technician