

Matt Bousky, neighbor, stated his only concern is if their properties use would be limited being so close to a dispensary. Mr. Bousky asked if anyone knows any restrictions they might be confronted with in order to get a license for a daycare.

Chairperson Wiesehan stated the City has no issues, but the license would come from the State and the Commission doesn't have an answer to question at this point and directed Mr. Bousky to contact a state representative

Senior Urban Planner Naven read written comment:

- Lynn Damm, 4712 N Clarewood Ave, letter in opposition.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:57 PM.

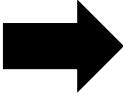
Motion:

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

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

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

Nay: None



PZ 700-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Ringenberg and Matthew McCormick to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 3226 N California Avenue (Parcel Identification No. 14-28-476-005), 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. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. 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 four (4) 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.

Commissioner Ghareeb asking if replacing the driveway is part of a City regulation.

Senior Urban Planner Weick stated yes, it would bring property up to compliance. The current material does not comply to today's standards.

Chairperson Wiesehan asked if there has been a clarification on the special use short term rental standard that creates a 3% cap on the number in a neighborhood.

Community Development Director Dulin stated while there has not been a policy discussion, a prior special use request for a short term rental with a request to waiver from the 3% standard was denied by the city council.

Steven Ringenberg, applicant and property owner, stated Ms. Weick covered everything, he has no issue redoing the driveway and is currently in the bid process.

Chairperson Wiesehan opened the public hearing at 2:11 PM.

Senior Urban Planner Weick read written comment

- Brad Smith, 3227 N California, letter in opposition.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:13 PM.

Discussion on the Findings of Fact was held.

Motion:

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

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

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

Nay: None

PZ 711-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Johnny Delaplane of Project Equity Illinois Inc, on behalf of FMB Holding Inc, to obtain a Special Use in a Class B-1 (Central Business) District for an Adult Use Cannabis Dispensary, for the property located at 330 SW Water St (Parcel Identification No. 18-09-411-003), Peoria IL (Council District 1).

Commissioner Heard abstained from this case.

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

The Development Review Board recommends denial of the request for an adult use cannabis dispensary due to the site's proximity to ongoing planning efforts (Peoria Riverfront Plan) along the riverfront focused on youth and general recreation.

If the Planning and Zoning Commission wishes to recommend approval of the request, the Development Review Board recommends the following conditions:

1. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
2. Refuse containers shall be screened pursuant to Section 13-13 of the City Code.
3. All proposed signs shall adhere to current requirements and shall be reviewed through a separate building permit process.
4. The applicant shall provide an elevation certificate showing that the building is located outside the floodplain or provide a detailed contractor's estimate for the renovations and an evaluation of the

Public Comment for Case PZ 700-2021

Kerilyn Weick

From: Leah Allison
Sent: Sunday, January 30, 2022 4:43 PM
To: Kerilyn Weick
Subject: Fwd: [External]Public Comment for the February 3, 2022 Meeting

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From: Brad Smith <bradsmith54@yahoo.com>
Sent: Sunday, January 30, 2022 4:22:54 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the February 3, 2022 Meeting

Brad Smith
3227 N. California Ave.

In July I will celebrate 20 years of living at 3227 N. California Ave. We are a quiet street with a mixture of first time home owners, as I was back in 2002, and residents who have owned their current homes for over 40 years. Several of the houses around me are rentals homes including the one right next to mine. I have been very lucky with having very good renters living next door. They work in Peoria, their kids attend the neighborhood schools, play sports in the community, and also care about the wellbeing of the street and neighborhood. This is the difference between long term leases and short term rentals. With long term renters they have a vested interest in the safety and well being for the neighborhood. Short term rentals make sense for beach communities, area's close to tourist attractions, or homes located near a lake or Forrest type setting. I assure you California Avenue in Peoria is no where near any of those things. California and the surrounding neighborhood is simply a residential neighborhood with a few schools and local restaurants close by. But definitely not a tourist destination. Peoria has many hotel options for anyone coming to stay in Peoria for a short period of time. When you add a short term rental to a neighborhood street you are just asking for potential trouble. At a time where many residents are deciding to leave Peoria to move area's just outside of the city, please don't give a 45 year old Peoria native, who enjoy living here, a reason to need to move out of the city.

-Brad