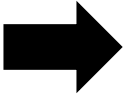


**Motion:**

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

The motion was approved by viva voce vote 6-0-1 (Abstention – 1)

Abstain: Grantham

**PZ 928-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Ringenberg to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 601 E Wilson Avenue (Parcel Identification No. 14-28-430-015), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The 3% cap for a quarter mile radius allows up to 9 short-term rentals and this would be the second.

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.

Dacia Ringenberg, owner and applicant, shared all fire safety items listed in the conditions have been brought into compliance. The driveway is contracted to be done mid-late August

Chairperson Wiesehan opened the public hearing at 1:40 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40 PM.

Discussion on the Findings of Fact was held.

**Motion:**

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

The motion was approved by viva voce vote 7 to 0.