

PZ 654-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Grant and Hannah Herrmann to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 4307 N Nelson Drive (Parcel Identification No. 14-20-355-014), Peoria IL (Council District 4)

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

The Development Review Board recommends approval of the request with the following conditions:

1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906. 2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
2. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
3. Additional dwelling units cannot be added to the single family residence.
4. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) guests may stay in each individual dwelling unit at any given time.
5. 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.
6. 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.
7. The existing fence shall be altered to comply with current fence regulations or removed.

Grant Hermann applicant and property owner. stated they purchased the property 3 weeks ago and has not been utilized as a short-term rental. Mr. Hermann argued the front yard fence offers privacy from the baseball diamond and the other parts of the fence follow the City code. The street with the fence is a dead end and requested a waiver to allow for privacy in the yard with the 6ft fence.

Chairperson Wiesehan opened the public hearing at 4:04 PM.

Josh Naven read email,

Steve and Donna Gerber 7105 W Alat Ave letter in opposition.

Mr. Hermann stated he never heard from the Gerber's but has contacts for the other properties he manages, and they are all reputable properties.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 4:07 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote to 0.

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

Nay: None

Absent: Unes - 1

From: skgerber@comcast.net <skgerber@comcast.net>
Sent: Thursday, December 30, 2021 2:28 PM
To: Leah Allison
Subject: [External]Public comment

Public comment for the January 6th 2022 meeting from Steve and Donna Gerber at 1705 W. Lamont Ave. Peoria Illinois 61614

We are not in favor of this Home being considered as a short term rental property.

Most short term rentals are occupied for few days at a time up to a month. Short term rental properties are often found in tourist destinations. I don't believe Peoria is considered that.

What is Grant and Hannah Herrmann's plan.

Are they going to live close by so they can keep a close eye on the property.

Are they planning on hiring property manager that will maintain upkeep in and out. Curb appeal is very important in our neighborhood.

What is there plan on tenant screening. We don't want poor tenants in the neighborhood.

Our neighborhood is usually very quiet and we want to keep it that way.

If Grant and Hannah don't want to live there then sell it. Most rental properties go down hill because the renters are not invested in it.

Let's not allow Grant and Hannah Herrmann to have this property as a short term rental.

The Gerber's

Sent from my iPhone