

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A meeting of the Planning & Zoning Commission was held on Thursday, January 5, 2023, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Branden Martin, Edward Barry, Robin Grantham, Richard Unes, Eric Heard, and Mike Wiesehan – 6. Absent: George Ghareeb – 1.

City Staff Present: Kerilyn Weick, Josh Naven, Julia Hertaus, and Grace Burgener.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Irina Riggenschach.

MINUTES

Commissioner Unes made a motion to approve the minutes of the Planning & Zoning Commission meeting held on December 1, 2022; seconded by Commissioner Heard.

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

REGULAR BUSINESS**PZ 1169-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Troy Kern to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 5006 N Edgebrook Drive (Parcel Identification No. 14-21-152-002), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for a short term rental in an existing single family dwelling.

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 alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
4. Additional dwelling units cannot be added to the single family dwelling.
5. Occupancy of the short term rental shall not exceed six (6) guests.
6. 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 of Privilege tax to the City of Peoria.
7. 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.

Savannah Shreffler, on behalf of the owner and petitioner, Troy Kern, stated that Troy has fulfilled the conditions of the Development Review Board (DRB). The only item unfilled is obtaining the Short Term Rental license.

Chairperson Wiesehan opened the public hearing at 1:11 pm.

There being no public testimony, public hearing was closed at 1:11 pm.

Commissioner Barry read the Findings of Fact.

Motion:

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

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

PZ 1176-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Matthew Dylewski to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental for the property located at 813 N Douglas Street (Parcel Identification No. 18-05-483-012), Peoria IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for a short term rental in an existing single family dwelling.

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 alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
4. Additional dwelling units cannot be added to the single family dwelling.
5. Occupancy of the short term rental shall not exceed two (2) guests.
6. 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 of Privilege tax to the City of Peoria.
7. 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 Unes asked if staff is concerned about on-street parking given that Douglas is a narrow street.

Ms. Weick stated there is no concern about on-street parking because the allowed occupancy of the short term rental is two guests.

Matthew Dylewski, owner and petitioner, was present and outlined a few of the proposed rules and operations of the short term rental.

Chairperson Wiesehan opened the public hearing at 1:21pm.