

- William and Linda Gilbert 1202 N Parkside, two letters in opposition
- Ken and Cheryl Hofbaur, 1112 N Parkside Dr, letter in opposition.
- Roberta Koch, 1204 N Parkside Dr, letter in opposition.
- Amy Hayes, letter in opposition.
- Jerry Jackson, 1017 N Maplewood Ave, letter in opposition.
- James Hinchee, 1027 n Maplewood Ave, letter in opposition,
- Jane Anderson, 1110 N Parkside Dr, letter in opposition.
- Jana Hausam, 1202 N Maplewood Ave, letter in opposition.
- Anne Bartolo, 1503 W Parkside Dr. letter in opposition

Christina Merryman, addressed the concerns related to parking limitations. Ms. Merryman stated they are not using the garage currently, but the garage will be utilized for parking for short term rental guests. They have lived in this house since August and haven't met many of these neighbors and most of the concerns raised are based on misinformation.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:10 PM.

Discussion on the Findings of Fact was held.

Commissioner Barry asked for commissioner opinions for approval, as all current short term rental regulations are being met, yet neighbors voiced strong opposition.

Chairperson Wiesehan stated the commission should ensure the ordinance requirements can be met; and expressed his concern is safety regarding the swimming pool. Chairperson Wiesehan asked staff to investigate pool requirements.

Motion:

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

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

Yes: Wiesehan, Heard, Barry, Martin, Ghareeb - 5

Nay: None

At approximately 3:15 PM Commissioner Gahreeb left the meeting.

PZ 606-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Patrick Kirchhofer of the Peoria County Farm Bureau to amend an existing Special Use Ordinance No. 16,725 in a Class R-4 (Single-Family Residential) District, for existing legally non-conforming offices to install a freestanding sign with waivers for the property located at 1716 N University Street (Parcel Identification No. 18-05-201-018), Peoria IL (Council District 2)

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 with the following conditions and waivers:

1. Approval of the sign is subject to approval by the Illinois Department of Transportation (IDOT).
2. Record a thoroughfare setback encroachment agreement for installation of a sign less than twenty-five (25) feet from the N University Street right-of-way.
3. Provide four (4) accessible parking spaces including required markings and signage.
4. Waiver to allow a freestanding sign of 45 square feet in size.
5. Waiver to allow a freestanding sign 18 feet in height.

Commissioner Barry, asked for clarification regarding electronic message sign requirements.

Senior Urban Planner Weick, stated the code allows for static images only, no flashes or videos, and instantaneous transitions.

Chairperson Wiesehan, stated the image has to be static for 10 seconds before it changes.

Senior Urban Planner Weick, stated there is a 10 second requirement for each image. The image itself needs to be static.

Senior Urban Planner Weick, clarified for the applicant that the number of ADA parking spaces is based on the total number of parking spaces available, not on the number of persons regularly at the building.

Patrick Kirchhofer applicant, stated they want to provide accessible parking but don't have many employees or visitors that would utilize accessible parking. The Farm Bureau has been in Peoria since 1912, almost 110 years in Peoria County, has over 12,000 members, and offers a number of programs for members and the community. They want to advertise the seasonal produce and events at the Farm Bureau. Only 1- 2% of community members grow up on farms and know where food comes from; the Farm Bureau wants to educate the consumer and community where their food comes from.

Chairperson Wiesehan, questioned if they need 4 accessible parking spots with total property, could they have 2 on lower level and 2 on upper level parking lot?

Senior Urban Planner Weick, in response to the commission stated the condition to stripe ADA parking spaces requires 3 accessible spaces in the upper lot and 1 in the lower lot, based on size.

Chairperson Wiesehan opened the public hearing at 3:38 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:38 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 4 to 0.

Yes: Wiesehan, Heard, Barry, Martin - 4

Nay: None

PZ 607-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Pauline Agbodjan-Prince to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3302 N Brooks Lane (Parcel Identification No. 13-25-478-006), 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 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.