

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A virtual meeting of the Planning & Zoning Commission was held on Thursday, October 7, 2021, at 1:00 p.m. with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 5. Absent: Robin Grantham and Ed Barry

City Staff Present: Leah Allison, Kerilyn Weick, Matt Smith, Joe Dulin, and Irina Riggerbach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Martin moved to approve the minutes of the Planning & Zoning Commission meeting held on September 2, 2021; seconded Commissioner Ghareeb.

The motion was approved unanimously by viva voce vote 5 to 0.

REGULAR BUSINESS

PZ 481-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Becky Mansfield of Sam Property Group IV LLC to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 711 E Willcox Avenue (Parcel Identification No. 14-33-232-017), Peoria IL (Council District 3). THIS CASE HAS BEEN WITHDRAWN. NO ACTION OCCURRED.

PZ 496-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Lori Escalante-Allen and Sean Allen to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1512 W Barker Avenue (Parcel Identification No. 18-08-128-006), Peoria IL (Council District 2). THIS CASE HAS BEEN WITHDRAWN. NO ACTION OCCURRED.

Motion:

Chairperson Wiesehan requested to address Case PZ 503-2021 first. There were no objections.



PZ 503-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to Amend Appendix A, the Unified Development Code Relating to Short Term Rentals

Assistant Director, Leah Allison, Community Development Department, presented the request and summarized the three additional regulations and their intent.

Commissioners Unes asked for clarification on the building and fire code occupancy.

Commissioner Ghareeb asked for clarification on number of renters allowed in a short term rental and long term rental.

Director Dulin, Community Development Department, explained that the Commission can grant a waiver to the six adult requirement if they see a house that has more rooms. Director Dulin noted that enforcement is difficult.

Commissioner Ghareeb cited Section 3.2 of the Unified Development Code regarding Group Occupancies and asked in the minimum 100sqft bedroom space applies?

Director Dulin responded that all requirements will be applicable.

Commissioner Heard questioned if parking and noise are the two problems that are easier to enforcement, instead of adding more rules and thus becoming more complicated than it has to be.

Director Dulin noted that regulations added today will provide good standard for future applicants to know what they can and cannot have.

Chairperson Wiesehan opened the public hearing at 1:45 pm.

Staff received three written comments attached hereto.

Chairperson Wiesehan asked if a 3% cap could apply to the whole city?

The commissioners discussed whether this should be deferred to allow for additional information.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:00pm.

Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Unes with a request to provide the total number of short term rentals operating in the City of Peoria.

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

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

Nay: None