

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS:**

A virtual meeting of the Planning & Zoning Commission was held on Thursday, January 6, 2022, at 1:00 PM 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, Edward Barry, Richard Unes, Robin Grantham and Mike Wiesehan - 7. Absent:- 0.

City Staff Present: Leah Allison, Joe Dulin, Josh Naven, Kerilyn Weick, Matt Smith, Julia Hertaus and Irina Riggenbach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

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

The motion was approved unanimously by a roll call vote 7 to 0.

REGULAR BUSINESS**PZ 610-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Nathaniel and Jillian Cover to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 5435 N Longwood Drive (Parcel Identification No. 14-19-227-020), 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.
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 the 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

Jill Cover, applicant and property owner stated they have been successfully utilizing the house as a short-term rental for 3 years. Initially the house was worth \$60,000 but after renovations the house is now worth \$120,000. Ms. Cover communicates with the neighbors and takes care of any issues they bring up.

Chairperson Wiesehan opened the public hearing at 1:15 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing 1:17 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 7 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Ghareeb, Unes, Grantham - 7

Nay: None

PZ 623-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Rick Ellis to amend Appendix A, the Unified Development Code, relating to Manufactured/Modular Building Sales. (All Council Districts)

Chairperson Wiesehan abstained from this case; Chairperson Pro Tern Ghareeb led the discussion.

Assistant Community Development Director Leah Allison, read the case into the record and summarized the request.

Commissioner Heard asked if they could apply for a special use instead of a change to the code.

Assistant Community Development Director Allison, stated modular building sales are only allowed as a permitted use in an industrial zoning district.

The Development Review Board recommends denial of this request.

Rick Ellis, applicant, stated they will keep display buildings in a straight-line display and will have someone on staff full time managing the location. Additionally, parking spots will be clearly marked and will provide the required number of accessible spots.

Eric Boreup, Koch Portable Warehouses, stated their company has been in business since 1984. They operate in 14 different states and understand the City's concerns.

Chairperson Pro Tern Ghareeb opened the public hearing at 1:31 PM.

Commissioner Barry asked for clarification on the request. The request is to change the code, a permanent change to the ordinance and not just a special use request for the property.

Assistant Community Development Director Allison stated the request is a text amendment to the Unified Development Code and it will affect all C2 zoned properties.

Eric Boreup stated their company takes pride in their business and they don't operate like other portable building manufactures do.