

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

A meeting of the Planning & Zoning Commission was held on Thursday, April 7, 2022, 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: George Ghareeb, Branden Martin, Edward Barry, Richard Unes, and Mike Wiesehan – 5. Absent: Eric Heard and Robin Grantham – 2.

City Staff Present: Leah Allison, Josh Naven, Kerilyn Weick, Julia Hertaus, Blake Eggleston and Matt Smith.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meetings held on March 3, 2022 and March 4, 2022; seconded by Commissioner Martin.

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

REGULAR BUSINESS**PZ 746-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Maxwell and Cara Ann Johnson, to obtain a Special Use in a Class RE (Estate Residential) District for a Short Term Rental, for the property located at 7725 N Orchard Road (Parcel Identification No. 14-10-102-010), Peoria IL (Council District 3).

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 short term rental, subject to 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 detector 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 the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
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 or 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.

Maxwell Johnson, owner and applicant, provided a summary of the proposed short term rental and the rules for guests who stay at their home.

Chairperson Wiesehan opened the public hearing at 1:13 PM.

Michael Loveless, neighbor, spoke on behalf of other neighbors who could not attend. They are opposed to the proposed use due to extra traffic, unknown vehicles, and since there are no other rental properties on the street.

Ralph Landers, neighbor, stated that they did not receive a postcard notice for this meeting and more information should have been provided to the neighbors.

Ms Weick read a written comment from Gregory T. Parker expressing objection to the proposed to short term rental.

Mr Johnson summarized his rules for the short term rental. He stated that all rentals have ceased since being informed of the special use requirement. He offered his contact information to his neighbors.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:24 PM.

Discussion on the Findings of Fact was held.

Motion:

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

Commissioner Martin suggested that Mr Johnson affirm the speed limit of the neighborhood and share that with his tenants.

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

Yea: Barry, Ghareeb, Martin, Unes, and Wiesehan - 5

Nay: None

PZ 776-2022

Hold Public Hearing and forward a recommendation to City Council on the request of Seth and Ty Silzer to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 5620 N Western Ave (Parcel Identification No. 14-17-353-009), 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 short term rental and subject to 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 detector 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 the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
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 or 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 about appropriate access to the basement bedrooms and parking on and off the street.

Mr. Naven explain that a condition of approval is noted for egress windows in the basement bedrooms. He also explained the available parking.

Ty Silzer, owner and applicant, described the property as a short term rental use. He noted that he has close friendships with several of his neighbors.

Chairperson Wiesehan opened the public hearing at 1:42 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing 1:42 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Martin made a motion to approve with staff recommendations; seconded by Commissioner Ghareeb.

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

Yea: Barry, Ghareeb, Martin, Unes, and Wiesehan - 5

Nay: None

PZ 794-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Rev. Craig Williams of South Side Mission of Peoria to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 2919 W Garden Street (Parcel Identification No. 18-18-156-001), Peoria, IL (Council District 1).

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

The Development Review Board recommends approval.

Rich Draeger, Development Manager for South Side Mission summarized the proposed use for this property as a thrift store located in the 61605 area code.

Chairperson Wiesehan opened the public hearing at 1:55 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 1:55 PM.

Motion:

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

The motion was approved by viva voce vote 5 to 0.
Yea: Wiesehan, Heard, Barry, Martin & Unes - 5
Nay: None

PZ 565-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Dimitar Atanasov and Keila Sierra to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1005 W Moss Avenue (Parcel Identification No. 18-05-469-026), Peoria IL (Council District 2).

This case has been withdrawn. No action took place.

**PZ 713-2022**

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan for the East Bluff Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to adopt the results of a planning process started in 2019 that focused on the East Bluff neighborhood. The Development Review Board recommends approval of the proposed amendment.

Chairperson Wiesehan expressed the need to also consider economic development and community development as part of these plans.

Chairperson Wiesehan opened the public hearing at 2:08 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:08 PM

Motion:

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

The motion was approved by viva voce vote 5 to 0.
Yea: Wiesehan, Heard, Barry, Martin & Unes - 5
Nay: None

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Martin made a motion to adjourn; seconded by Commissioner Barry at approximately 2:11 PM.

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

Leah Allison, Assistant Community Development Director