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

Leah Allison, Assistant Community Development Director