

**MINUTES
LAND USE COMMITTEE
MARCH 21, 2022 @ 4:00 P.M.
ROOM 403**

MEMBERS PRESENT: James Dillon – Chairman (*via teleconference*), Eden Blair, Brian Elsasser, William Watkins, Jr., Matt Windish

MEMBERS ABSENT: Jennifer Groves Allison, Sharon Williams

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office (*via teleconference*); Scott Sorrel, Shauna Musselman, Gretchen Pearsall - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning

Call to Order:

Dr. Blair called the meeting to order at 4:03 p.m.

A motion to approve the participation of Mr. Dillon via teleconference was made by Mr. Elsasser and seconded by Mr. Watkins. A vote was taken on the motion and carried. (4-0)

Approval of Minutes:

A motion to approve the Land Use Committee minutes from February 28, 2022 was made by Mr. Windish and seconded by Mr. Elsasser. A vote was taken on the motion and carried. (5-0) (*Mr. Dillon voted via teleconference*).

Reports/ Other Minutes/Updates:

Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Dr. Blair motioned to receive and file the reports.

Zoning Cases:

ZBA-2022-017, Petition of Kathleen L. Clark:

Mr. Watkins made a motion to approve the special use request and was seconded by Mr. Windish.

Ms. Urban summarized the case. A Special Use request to allow for Overnight Accommodations in the “R-2” Medium Density Residential Zoning District, provided that the requirements are met as set forth in Section 7.8 (Overnight Accommodations) and provided that no more than five (5) rooms or suites of rooms are rented, and rooms are not rented for a period of more than fourteen (14) days.

The petitioner proposes to offer an entire 1,188 sq ft. 3-bedroom, single-family dwelling with a 2 car attached garage and an enclosed backyard. The house is located at the intersection of Dirksen Parkway and Mesa, directly across from airport property on Dirksen Parkway and a block west of the CEFCU building. The petitioner has owned the home since 2013. When the petitioner moved, she started offering the home as a short-term rental in November 2021. The property came to the

department's attention as a complaint from a neighbor. There are 0 consents and 14 objections on file. The objections came as a petition that was circulated by an adjacent neighbor, Angela Lane. Ms. Lane was the only objector that appeared at the ZBA hearing. The petition listed concerns of safety and crime in the neighborhood, safety of children, and the value of property. Parcels to the north, east, and west are single family dwellings, and are zoned "R-2". The parcel to the south is owned by the Airport Authority of Peoria. The petitioner's request is consistent with the residential character of the neighborhood. The listing has been removed from Airbnb since Ms. Clark filed for the special use. She would like to continue offer the home as a short-term rental with a limit of 6 overnight guests and would advertise no parties allowed. The home is equipped with security cameras, lockboxes, and CO2 and smoke alarms.

The Ordinance does require that the operator keep a log identifying the name, address, and phone number of all guests and that overnight accommodations not begin operation until a Certificate of Occupancy has been issued by the Zoning Administrator. The Ordinance also requires that no more than 4 automobiles may be parked accessory to a single-family dwelling for a period of more than seventy-two (72) continuous hours. There is a 2 car garage and a driveway that will accommodate up to 4 additional vehicles on property. The listing will state that no off street parking is allowed. The trip generation report states that 6 people living in a single family dwelling would generate approximately 15.9 trips. A medium density residential care home, which is a permitted use in the "R-2" District, would allow up to 8 guests. If it did have 6 similar residents, the trip generation would be approximately 24.84 trips. This use would generate fewer vehicle trips than other permitted uses in this zoning district.

The County Highway Engineer commented that West Dirksen Parkway is a major County highway with no designated parking areas. Activities should be conducted within the private property and not on public right-of-way. The Limestone Township Road Commissioner commented that he had concerns with possible on street parking for area residents, however the petitioner is offering 6 on site parking spaces to guests. The health department had no objections.

The request is consistent with the Rural Land Use designations of the Peoria County Comprehensive Land Use Plan. The petitioner's request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability. The Limestone Township Planning Committee recommended approval. Staff recommended approval with six (6) restrictions and the Zoning Board of Appeals concurred, with the same restrictions, by a vote of 4-2.

Mr. Elsasser stated that he would be asking Ms. Williams what her opinion was on the matter, at County Board, as this is in her district.

Dr. Blair asked if there were any questions, and there were none.

A vote was taken on the motion and carried (5-0) (*Mr. Dillon voted via teleconference*).

Adjournment: Dr. Blair adjourned the meeting at 4:07 p.m.