

**: OFFICIAL PROCEEDINGS :**

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

A virtual meeting of the Planning & Zoning Commission was held on Thursday, December 2, 2021, 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, and Mike Wiesehan – 5. Absent: Richard Unes, Robin Grantham – 2.

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

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Matt Smith.

**MINUTES**

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on November 4, 2021; seconded by Commissioner Barry.

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

**REGULAR BUSINESS**

Commissioners noted the first three cases on the agenda, Case Nos. PZ 566-2021, PZ 567-2021, and PZ 573-2021 were on the agenda at the November 4, 2021 hearing. Staff clarified these three cases were improperly noticed for the November 4, 2021 hearing but have been properly noticed to be heard at this meeting.

**PZ 565-2021**

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)

The applicant respectfully asks the commission to defer the request to the Planning and Zoning Commission meeting, scheduled for February 3, 2022.

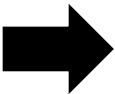
**Motion:**

Commissioner Ghareeb made a motion to defer until February 3, 2022; seconded by Commissioner Martin.

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

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

Nay: None



**PZ 566-2021**

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 424 W Doubet Court (Parcel Identification No. 14-33-357-005), Peoria IL (Council District 2)

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 request for a short term rental with the following conditions:

1. The sleeping area in the basement shall comply with egress requirements of the 2018 International Residential Code.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
7. 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.
8. 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.

Dimitar Atanasov, applicant and property owner, stated they have been operating short term rentals for the past few years and does not allow less than 3 days of stay. Additionally, they have quiet hours at 9pm, no parties and gatherings, controlled pin pad entrances. Mr. Atanasov has invested \$30,000 to improved interior and exterior of the property and has the landscape professionally maintained. The applicant has communicated with neighbors, and states everyone is in support.

Chairperson Wiesehan opened the public hearing at 1:22 PM.

Senior Urban Planner Weick read two letters and shared one petition on the request

- Donna Hines, 433 W Doubet, in support of the applicant.
- Evonne Fleming, 427 W Doubet, in support of the applicant but asks that the tenants park on their side of the street.
- Petition of support submitted by the applicant with 3 signatures of neighbors: Donna Heinz, Tonya Kinney, and Mia Hopson.

Chairperson Weisehan asked if the applicant can instruct guest to park on his side of the public streets.

Dimitar Atanasov agreed and explained they utilize automated messaging service with detailed instructions that can be modified to include parking instructions.

There being no further public testimony, Chaiperson Wiesehan closed the Public Hearing 1:26 PM.

Discussion on the Findings of Fact was held.

**Motion:**

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

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

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

Nay: None

**Kerilyn Weick**

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**From:** donnaheinz2003@yahoo.com  
**Sent:** Saturday, October 23, 2021 1:46 PM  
**To:** Kerilyn Weick  
**Subject:** [External]Short time rental

Sent from my iPad My name is Donna Heinz 433 W Doubet Ct. I am writing for the request to grant permission for short term rental on the property of 424 W Doubet Ct.This property has been perfectly taken care of and is an asset to our neighborhood. Their guests have never caused a problem. Thank you for my input. Donna Heinz 317 402 1443

## Kerilyn Weick

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**From:** Leah Allison  
**Sent:** Monday, November 29, 2021 8:05 AM  
**To:** Kerilyn Weick  
**Subject:** FW: [External]public comment 424 W Doubet Ct

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**From:** Evonne Fleming <efleming@peoriacounty.org>  
**Sent:** Wednesday, November 24, 2021 11:35 AM  
**To:** Leah Allison <lallison@peoriagov.org>  
**Subject:** [External]public comment 424 W Doubet Ct

Good Afternoon

My name is Evonne Fleming I live at 427 W Doubet Ct Peoria IL 61604,

The property at 424 W Doubet Ct. I only ask that they have their tenants park on their side of the street, other than that since it's been operating as a short term rental I haven't had any problems.

Evonne

For information on COVID-19, including updates, closures, and links to resources, please visit the website [www.pcchd.org](http://www.pcchd.org). For information regarding the County of Peoria, please visit [www.peoriacounty.org](http://www.peoriacounty.org). We thank you for your patience.

City Of Peoria

Case PZ 566-2021  
Address 424 W Doubet Ct  
Letter of Support  
For Special Use License  
For Short Term Rental

Name	Address
Tanya Kinney	432 W. Doubet Ct
Miki Hapson	438 W Doubet
Donna Heery	433 W. Doubet