

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

A meeting of the Planning & Zoning Commission was held on Thursday, August 1, 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: Branden Martin, Eric Heard, Robin Grantham, and Mike Wiesehan – 4. Absent: Ed Barry, George Ghareeb, Richard Unes - 3.

City Staff Present: Kerilyn Weick, Julia Hertaus, and Grace Burgener.

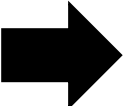
SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Martin moved to approve the minutes of the Planning & Zoning Commission meetings held on August 4, 2022; seconded by Commissioner Heard.

The motion was approved unanimously by a viva voce vote 4 to 0.

REGULAR BUSINESS**PZ 1031-2022**

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-2 (Single Family Residential) District for a Short Term Rental for the property located at 2305 E Grand View Ave (Parcel Identification No. 14-26-176-017), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for short term rental in a single family dwelling.

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) total persons. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling 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 of Privilege tax to the City of Peoria.
7. An approved Special Use if 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, owner and applicant, was present and described the use of the property in terms of number of guests, operations, and policies for the anticipated short term rental.

In response to the Commission, Ms. Weick reported no complaints have been received by the Community Development Department on the short term rentals operated by the applicant.

Chairperson Wiesehan opened the public hearing at 1:18 PM.

James Mayer objected to the short term rental, citing potential safety concerns and a lack of available parking.

Scott Carnahan objected to the short term rental and explained that the street is too narrow and there are too many families and children in the area.

Julie Noel objected to the short term rental. Ms. Noel expressed concern over who the petitioners may rent to, as well as diminished property values and sidewalk and road availability and usage. Ms. Noel stated that short term rentals are not good for this neighborhood.

Debbie McIntire objected to the short term rental. Ms. McNitre mentioned the potential safety concerns of living in a neighborhood with unknown individuals that come and go. Ms. McIntire stated that Grand View Drive is not the place for short term rentals.

Kelly LaHood objected to the short term rental. Ms. LaHood stated that the neighbors already know and are comfortable with one another. Ms. LaHood expressed concern over renting the dwelling to transient guests. Ms. LaHood acknowledged the need for short term rentals in the Peoria area but stated that Grand View Drive is not the right place.

Mr. Atanasov acknowledged the concerns, particularly the safety concerns. Mr. Atanasov reiterates the efforts him and his wife will be taking to mitigate these risks.

Keila Sierra, applicant and owner, acknowledged the concerns. Ms. Sierra stated that they are trying to attract families.

With no further public testimony, public hearing was closed at 1:44 pm.

Chairperson Wiesehan reminded the public that the commission's decisions are recommendations for City Council, and while the commission does consider their concerns, the commission makes decisions based on city ordinances.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved unanimously by a viva voce vote 3 to 1 (Wiesehan).

PZ 1032-2022

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-1 (Single-Family Residential) District for a Short Term Rental for the property located at 3119 N Knoxville Ave (Parcel Identification NO. 14-28-377-071) and including, for access only, the property located at 3207 N Knoxville Ave (Parcel Identification No. 14-28-377-070 and 14-28-377-048) in a Class R-1 (Single-Family Residential) District and a Class R-3 (Single Family Residential) District, Peoria IL (Council District 2)