

**PZ 599-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Kristin Otto to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3114 N Linnhill Court (Parcel Identification No. 14-28-377-052), 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. 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 seven (7) total persons. Of the maximum occupancy allowed, no more than six (6) adults 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.

Chairperson Wiesehan, noted this is the second application of potentially 14 special use short term rentals allowed in this neighborhood association.

Kristin Otto, applicant and property owner, stated she has utilized Airbnb since 2012 and has had a great experience as she enjoys hosting. Ms. Otto is careful who they rent to, they prefer to host families and are pet friendly with fence yard. Ms. Otto has the lawn professional landscaped and continues to make improvements to the property.

Chairperson Wiesehan, verified the applicant was okay with the seven conditions.

Chairperson Wiesehan, verified the applicant knew the special use was not transferable upon sale of the property.

Chairperson Wiesehan opened the public hearing at 2:22 PM.

Senior Urban Planner Weick read letter of support from Dimitiar Atanasov, 3119 N Knoxville Ave.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:23 PM.

Discussion on the Findings of Fact was held.

Motion:

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

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

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

Nay: None

Kerilyn Weick

From: Dimitar Atanasov <atanasoffd@gmail.com>
Sent: Thursday, December 2, 2021 11:24 AM
To: Kerilyn Weick
Subject: [External]Letter of support for short term rental on 3114 N Linhill Ct

Good morning Kerilyn,

We live on 3119 N Knoxville ave, and our property's back yard neighbors the backyard of 3114 N Landfill Ct.

We wanted to reach out and express support for the approval of the short term permit for the above referenced property.

This property is one of the first short term rental properties in peoria, and has operated for few years now.

The property is extremely well maintained, and brings value not only to us, but to the whole neighborhood!

We have never had any issues with guests staying at the property, and cannot ask for better neighbors!

Please share our feedback before the zoning commission hearing if possible.

Thanks!