

Dar Mathison, 5933 N Elm Ln, stated he is not part of the neighborhood association and has not seen any issues, problems, or extra traffic due to the Air BnB.

Senior Urban Planner Weick read letters on the request

- John Wilkins, 5902 N Elm Ln., letter in opposition
- Gene and Becky Doubleday, 5934 N Elm Ln., letter in opposition
- Sanda Spalding, letter in opposition
- Matt Smutz, 5922 N Elm Ln., letter in opposition
- Dave Thompson, 5925 N Elm Ln., letter in opposition.
- Steven Heine, 5950 N Elm Ln., letter in opposition

Bill Kwon, stated he takes special consideration with the guests, they have a 3 day minimum stay and a no party rule. Mr. Kwon asked the commission to approve this short term rental since he is following the rules and trying to do what's right.

Commissioner Ghareeb asked how long the house has been a short term rental and if any neighbors complained.

Mr. Kwon stated they have been renting out the house for 14 months and not a single neighbor has complained.

Commissioner Grantham asked when Mr. Kwon applied for the special use.

Senior Urban Planner Weick stated they received the application November 30, the HOA covenant was December 13.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:32 PM.

Commissioner Unes stated he will not be supporting this request, the commission has never had such a large amount of opposition.

Chairperson Wiesehan stated he needs direction from legal and council for the issues addressed.

Senior Urban Planner Weick stated the department has determined the standards as being met based on opinion, some may find some standards are not being met.

Commissioner Barry asked the City legal staff to vet the ordinance.

Discussion on the Findings of Fact was held.

Commissioner Unes left the meeting at approximately 3:35 pm.

Motion:

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

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Grantham, Ghareeb - 6

Nay: None

Absent: Unes -1



PZ 647-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Kenzie Neely of Neely Brothers to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales and Repair

for the property located at 3038 W Starr Street, (Parcel Identification No. 18-18-301-024), Peoria IL (Council District 1)

Assistant Community Development Director, Leah Allison, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request with the following conditions and waivers:

1. Stripe the parking lot for the handicap accessible space with overall dimensions of 16 ft in width and 18.5 ft in length. Handicap space may be striped with an 11 ft parking area and a 5 ft aisle, or alternatively, with an 8 ft parking area and 8 ft aisle.
2. Install the R 7/8 and \$350 fine identification signs for the handicap parking.
3. Provide for one bicycle parking space.
4. Replace deteriorated and non-ADA compliant sidewalks and curbs along property frontage.
5. Two-way driveways must be a minimum of 24 feet in width or if less than 24 feet, be signed for one-way use.
6. If a garbage dumpster is located on site it must be placed in a four-sided, six to seven foot tall solid enclosure with a gate for access.
7. Waiver of landscaping requirements due to existing site conditions.
8. Waiver of building siting and elements dues to existing building conditions.

Kenzie Neely, applicant and property owners, stated he is in compliance with everything needed to approve the special use.

Commissioner Heard, asked if Mr. Neely is comfortable with replacing the sidewalks and curbs.

Mr. Neely, stated he is.

Chairperson Wiesehan opened the public hearing at 3:53 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:53 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Ghareeb, Grantham - 6

Nay: None

Absent: Unes -1

PZ 654-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Grant and Hannah Herrmann to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 4307 N Nelson Drive (Parcel Identification No. 14-20-355-014), Peoria IL (Council District 4)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request with the following conditions: