

**PZ 567-2021**

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-1 (Single-Family Residential) District and a Class R-3 (Single-Family Residential) for a Short Term Rental, for the property located at 3207 N Knoxville Avenue (Parcel Identification No. 14-28-377-070 and 14-28-377- 048), 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 ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult 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.

Dimitar Atanasov, applicant and property owner, stated this rental has a similar operating structure, no more than 6 adult guests, with a max of 8 total guests. They require a 3-day minimum stay and have a strict no party policy. The applicant invested in \$200,000 total renovations of property.

Chairperson Wiesehan opened the public hearing at 1:38 PM.

Kristin Otto, 3114 N Linnhill Ct expressed support of the request.

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

- Frank and Sandy Hedrick, 3213 N. Knoxville Ave, in support of the applicant.
- Kristen Otto, 3114 N Linnhill Ct., in support of the applicant.
- Petition of support submitted by the applicant with 4 signatures of neighbors: Ray Meisenhelter, Madelyn Beck, Theo Kern, and Sandy Hedrick.
- As reflected in the November 4, 2021 minutes, Bob Hall, 111 E Ellington Dr., expressed support.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:42 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry 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: Frank Hedrick <1810frank@gmail.com>
Sent: Wednesday, October 27, 2021 4:02 PM
To: Kerilyn Weick
Subject: [External]3207 N.Knoxville

My wife and I live at 3213 N. Knoxville Ave(next door to the above mentioned address) and I am writing to say that we do not appose it being used for an AirBnB.

Since Dimitar Atanasov has moved into the neighborhood, they have done nothing but make exterior improvements to both their house and the house at 3207 N. Knoxville Ave. He removed the wooded area in front of 3207 N.

Knoxville, which seemed to help eliminate a lot of mosquitoes and other varmints from the area.

We have not had any issues since he has been renting as an AirBnB.

Franklin Hedrick

Frank & Sandy Hedrick

Sent from my iPhone

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, November 3, 2021 8:13 AM
To: Kerilyn Weick
Subject: FW: [External]Public Comment for the November 4, 2021 Meeting

-----Original Message-----

From: Kristin Otto <kristinkay66@yahoo.com>
Sent: Tuesday, November 2, 2021 9:56 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the November 4, 2021 Meeting

Public Comment for the November 4, 2021 Meeting from:

Kristin Otto & Tony Bleull
3114 N Linnhill Court
Peoria, IL 61604

As Airbnb hosts, we are in full support of short-term rentals in our neighborhood. Guests are carefully screened by hosts and Airbnb. Our Airbnb guests have been very respectful and appreciative. Airbnb has over 150 million users and hosts more than half a billion guests per year. We enjoy sharing our community, and giving Airbnb guests a "home away from home." Airbnb brings more people to Peoria, which helps the local economy. When we travel with family and friends, we rent Airbnb's whenever possible. We enjoy staying together in one place. We treat the homes as though they are our own, while supporting the local economy.

Kristin Otto
Caterpillar Aviation
Cell 617-797-2458

Sent from my iPhone

City Of Peoria

Case PZ 567-2021
Address 3207 N Knoxville Ave
Letter of Support
For Special Use License
For Short Term Rental

Name	Address
Kerry Meisenbelter	3214 N LINNHILL CT. PEORIA, IL
Madelyn Beck	3213 N. Linnhill Ct Peoria IL
J&E TED KERRN	3206 N. Linnhill Peo
SUNDY HEDRICK	3213 N. KNOXVILLE Peo