



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 6, 2022
CASE NO: PZ 641-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Kristin Otto, on behalf of Anthony Bleull, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 308 W Maywood Avenue (Parcel Identification No. 14-33-128-002), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 308 W Maywood Avenue in an existing single family dwelling with one bedroom. The intended use is to rent the whole house to guests for a period less than 30 consecutive days. Such use is considered a short term rental and requires special use approval.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Whole house short term rental.	None	Additional dwelling units cannot be added to the single family dwelling. The use and property must comply with the Code of the City of Peoria or codes adopted by reference. This includes, but is not limited to property maintenance, building and fire, public nuisance, noise, and alcoholic beverages.
Building & Life Safety	Up to 2 guests in the short term rental. The house has one bedroom	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 2 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	On-street parking only.	None	On-street parking is available on W Maywood Avenue.
Fencing	No change to existing front yard fencing.	Waiver to allow a 4 foot tall wrought iron style fence in the front yard. Waiver to allow chain link fence material in the front yard.	Existing wrought iron style fence exceeds the 3 foot maximum height for a fence in the front yard. Existing 3 foot tall chain link fence is in the front yard. If waiver for the chain link fence material is approved, include a condition to repair the broken and bent portions of the chain link fence.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Center Bluff Neighborhood Association.	None	This is the second of two special use Short Term Rental applications in this neighborhood association. The 3% cap allows up to 17 special use Short Term Rentals in this neighborhood association.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
License	Obtain yearly Short Term Rental License and remit the Room Rental Use or Privilege tax to the City of Peoria.	N/A	Compliance is a condition of maintaining the special use. A special use for a Short Term Rental is only valid for the applicant and does not transfer with the property.

BACKGROUND

Property Characteristics

The subject property is 0.25 acres and is currently developed with a single story, single family dwelling. The property fronts N Maywood Ave and abuts an unimproved alley. Prior to application, the property had been operating as a short term rental without a license. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District. Surrounding land use is residential.

History

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	Condition to install fire extinguishers, smoke alarms, carbon monoxide detectors. Condition to repair the chain link fence.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	NA
Conforms to all district regulations	No	Waiver from front yard fence standards.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	Reinvest in the existing dwelling.
City Council Strategic Plan Goals	Attractive Neighborhoods with Character; Safe and Livable	Reinvest in the existing dwelling.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for a short term rental with the following waivers and conditions:

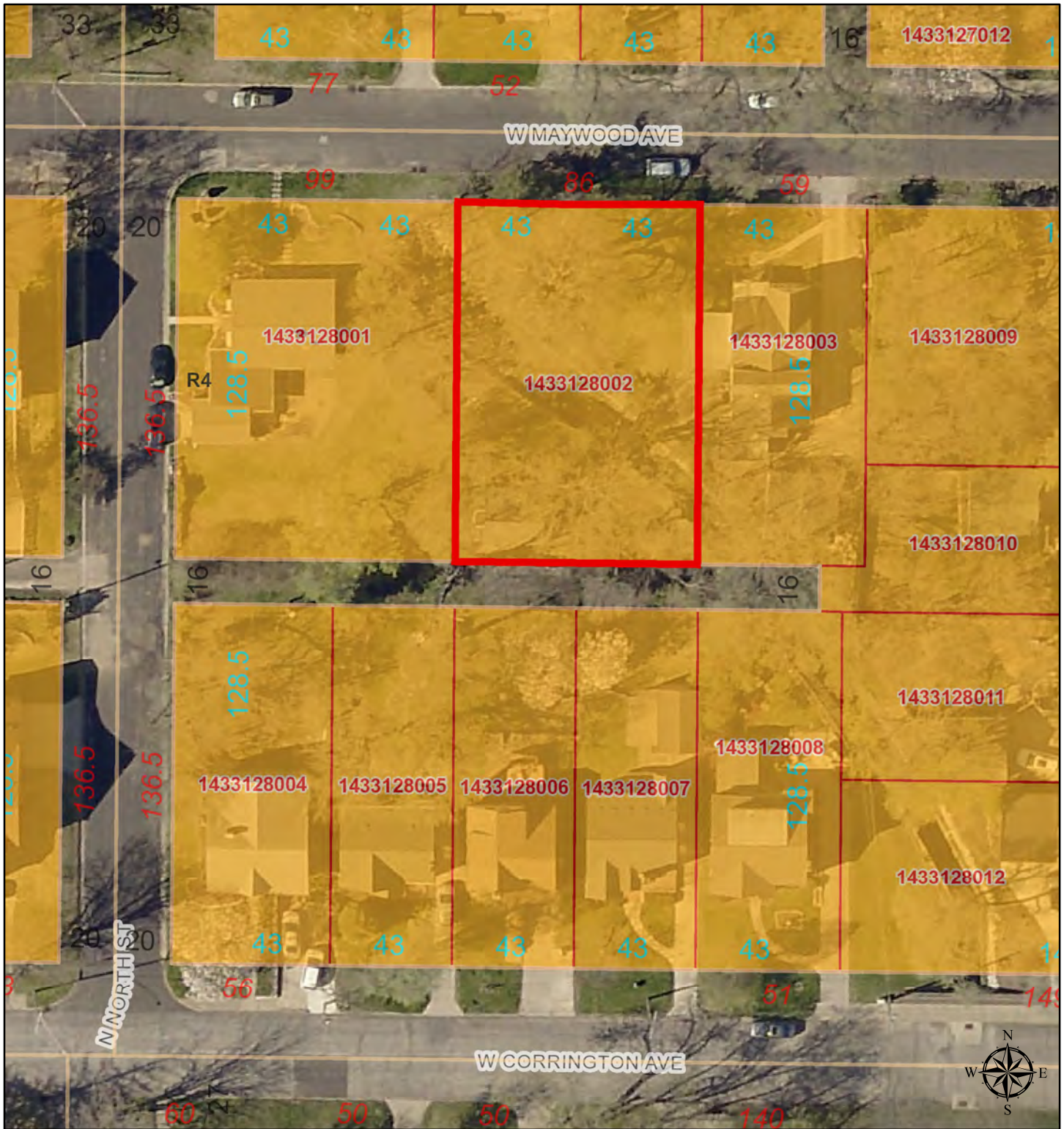
1. Waiver to permit a 4 foot tall, wrought iron style fence in the front yard. Said waiver applies only to the existing location and length of the fence as identified on the site plan.
2. Waiver to permit a 3 foot tall chain link fence in the front yard. Said waiver applies only to the existing location and length of the fence as identified on the site plan.
3. Repair the broken and bent sections of the chain link fence.
4. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
5. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
6. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
7. Additional dwelling units cannot be added to the single family dwelling.
8. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of two (2) total persons.
9. 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.
10. 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.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

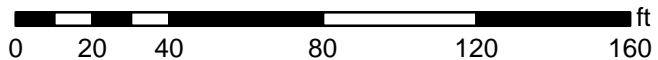
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Applicant's Description of the Use
4. Site Plan
5. Photos – Existing Conditions

Zoning 308 W Maywood



1 inch = 50 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

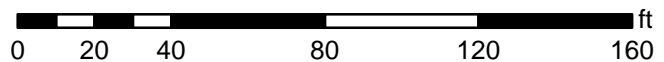
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308 W Maywood



1 inch = 50 feet



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Property Address:

308 W Maywood Avenue, Peoria, IL 61604

Legal Description:

DELMAR GLEN 2ND ADDN NW ¼ SEC 33-9-8e LOTS 33 & 34 (91-14901)

Special Use: Short-term Airbnb Rentals

*Avg. Frequency: Airbnb - 15 nights/month; Owner - 13 nights/month

*Guests are carefully screened. Only those with positive reviews are accepted.

*Minimum Age Requirement: 25 years old

*Guests must give purpose of their visit to Peoria. Guests typically request to book Airbnb rentals for family visits, job assignments and/or relocation, medical procedures, medical residency assignments, sporting events, Bradley graduations, weddings, and funerals. PARTIES ARE STRICTLY PROHIBITED.

Minimum Stay Requirement: 2 nights

*Will consider long-term guests for up to 6 months.

Bedrooms: 1 (120 SQ FT Loft Space)

Maximum # of Guests: 2

Off-Street Parking Spaces: 0

*Pet Policy: 1 Pet Maximum

Yard Maintenance Company: Signature Landscaping

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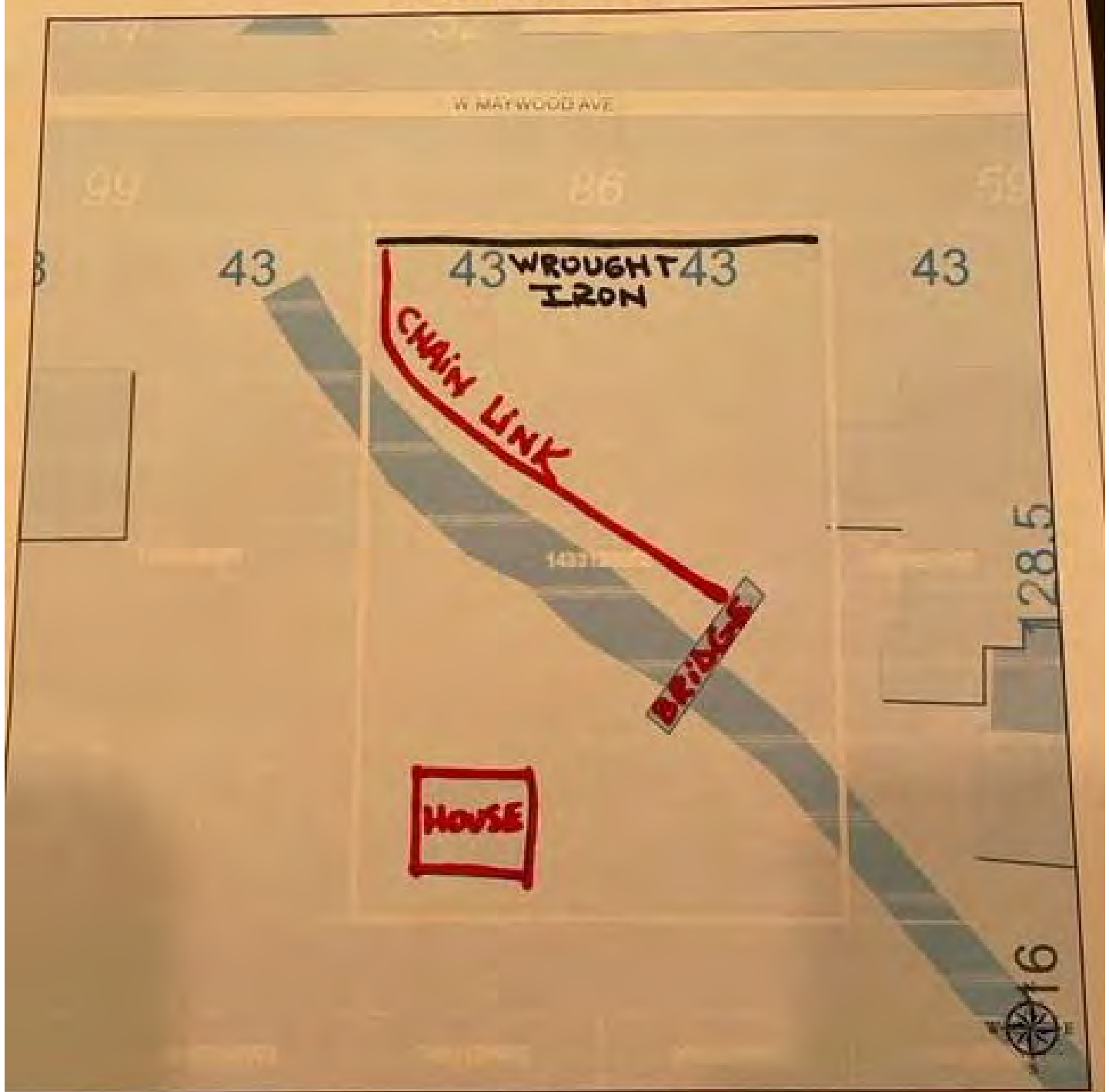
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308 W Maywood Ave



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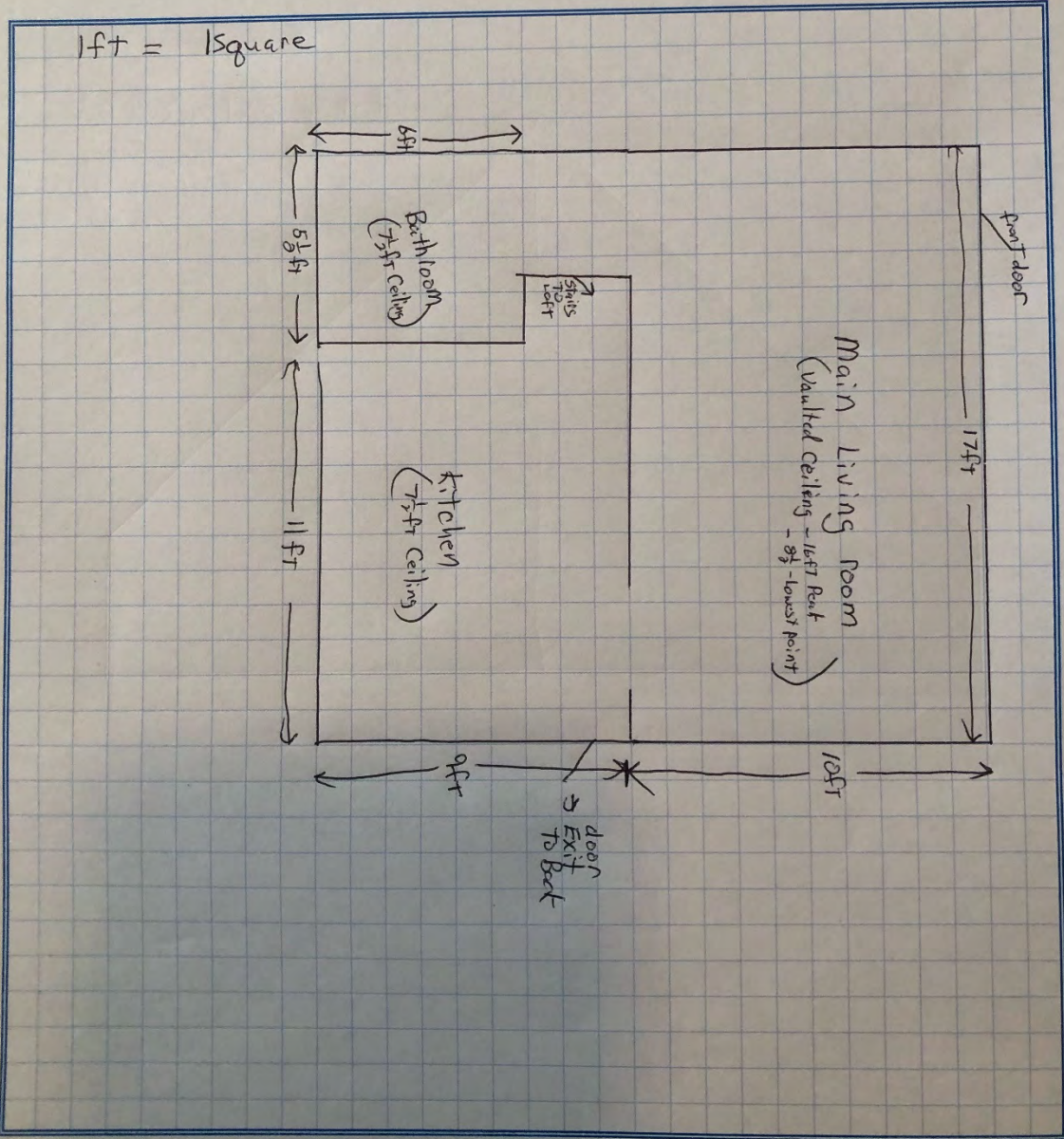


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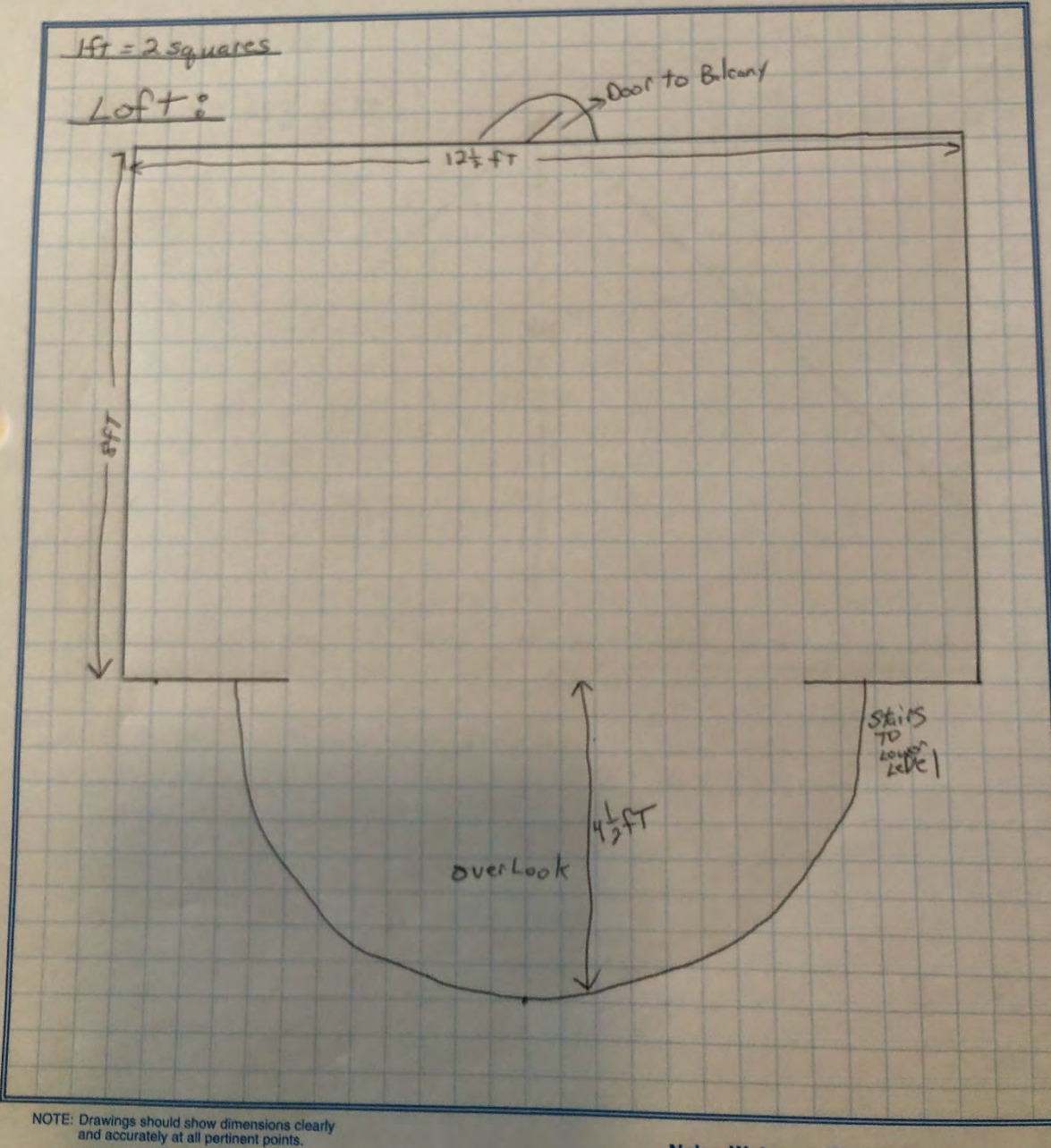


Company _____ Date 12/7/21
Address _____
City _____ State _____ Zip _____
Subject _____ By Nalco Water Rep _____
Remarks 308 W Maywood Ave



NOTE: Drawings should show dimensions clearly and accurately at all pertinent points.

Company _____ Date 12/7/21
Address _____
City _____ State _____ Zip _____
Subject _____ By Nalco Water Rep _____
Remarks 308 W Maywood



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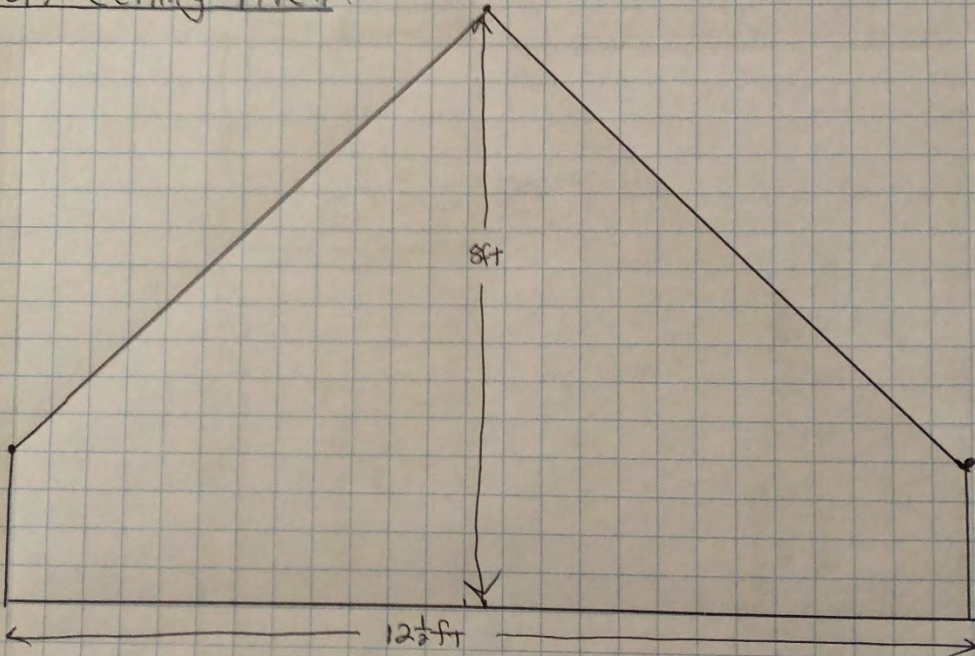
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Remarks 308 W Maywood

1ft = 2 squares

Loft Ceiling Pitch:



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