



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: December 1, 2022

CASE NO: PZ 1145-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Gerardo Desarden to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 1001 NE Glen Oak Avenue (Parcel Identification No. 18-04-278-018), Peoria IL (Council District 3)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 1001 NE Glen Oak Avenue in an existing single family dwelling with four bedrooms. The property is owner occupied. The intended use is to rent the whole house to guests for a period less than 30 consecutive days, while the owner is away. 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. The dwelling has four bedrooms.	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 9 guests in the short term rental, no more than 6 adults. The dwelling has four bedrooms.	None	The 2018 IRC Residential Group R-3 occupancy allows up to 10 persons. Per the request, the use shall not exceed 9 guests with a max of 6 adults. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Two parking spaces in the detached garage. Additional parking on the driveway.	None	The site plan identifies two legal parking spaces in the garage. The driveway could accommodate a third vehicle, however, this space would not be independently maneuverable.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Glen Oak Flanagan Neighborhood Association	None	The 3% cap allows up to 2 special use Short Term Rentals within this neighborhood association. If approved, this would be the first special use Short Term Rental in this neighborhood.
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 0.17 acres and is developed with a single family dwelling and detached garage. Vehicle access to the garage is from NE Glen Oak Avenue. The property is in good standing with code enforcement. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) District to the south, east, and west and Class R-4 (Single-Family Residential) District to the north. Surrounding land use is residential. This property is in the Glen Oak local historic district. Such designation includes Historic Preservation Commission review for exterior alterations to the property.

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	R3 (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. No more than 6 adult guests.
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	Yes	None
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 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.

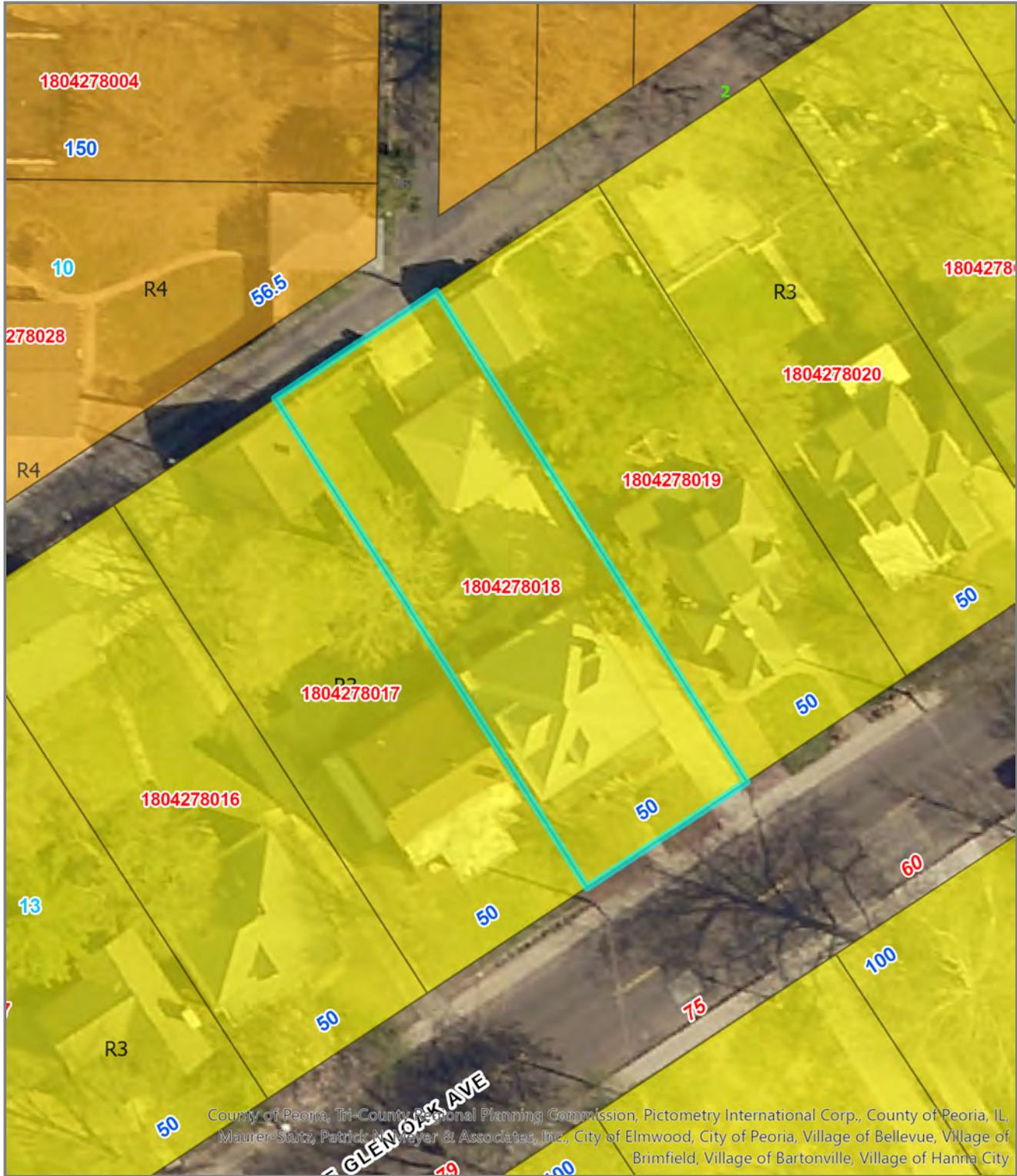
4. Additional dwelling units cannot be added to the single family dwelling.
5. Occupancy of the short term rental shall not exceed nine (9) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
6. The owner shall obtain and maintain 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.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

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

Zoning 1001 NE Glen Oak Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp., County of Peoria, IL, Maurer-Stutz, Patrick N. Weyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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

Map Scale
1 inch = 50 feet
10/19/2022

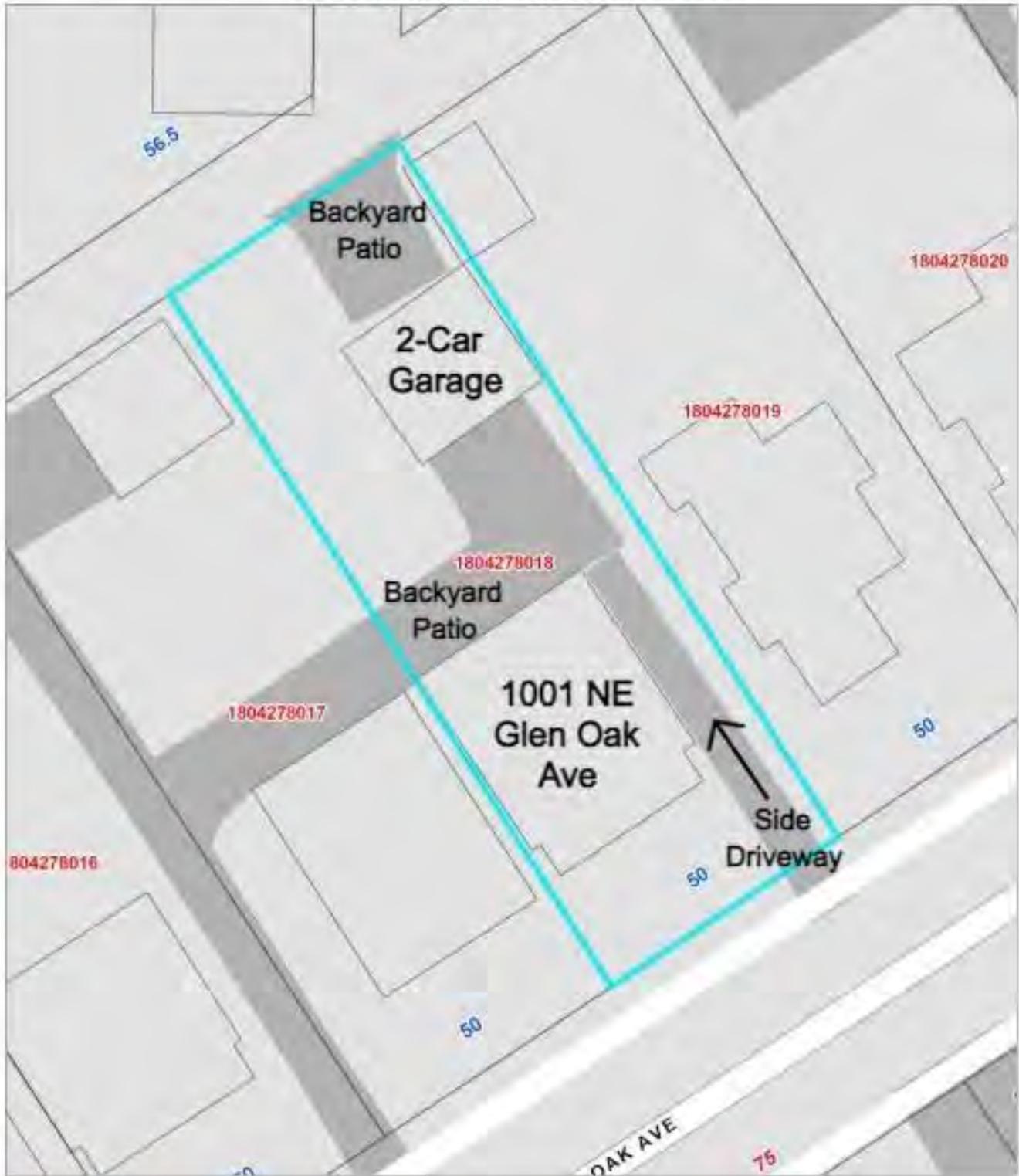
1001 NE Glen Oak Ave



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1001 NE Glen Oak Ave, Peoria, IL 61603



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Map Scale
1 inch = 35 feet
10/26/2022

1001 NE Glen Oak Ave, Peoria, IL 61603

Special Use Review

Author: Gerardo Desarden, Homeowner

Date: 11/01/2022

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I. Overview

The single-family residence at 1001 NE Glen Oak Ave in Peoria, Illinois is owned by Gerardo Desarden.

The homeowner recognizes this residence is located within Peoria's Glen Oak Flanagan Historic District and that neighbors have great pride in their neighborhood and city. As a property owner of a residence in this district, it is the highest priority that the residence, neighbors, and neighborhood are always respected.

The homeowner plans to use this residence as a second home throughout the year. For the time that the homeowner does not stay at the residence, it is the desire of the homeowner that the residence be rented out as a short-term rental only to vetted guests that agree to the established policies.

II. Size of the residence

The total living area in the residence is 2,176 square feet. The residence has 4 bedrooms, 2 full bathrooms, and 1 half bathroom. The basement is partially finished. The residence has a 2-car detached garage (located toward the rear of the property) and a side driveway (where the width only allows one car).

Below are the dimensions and location of each bedroom

Second floor

Bedroom #	Width	Length	Square Footage
1	15' 3"	13' 2"	200.79 ft ²
2	14'	13' 5"	187.83 ft ²
3	13' 11"	13' 3"	184.40 ft ²
4	10' 11"	9' 10"	107.35 ft ²
Total			680.52 ft²

First floor

- No bedrooms

Basement

- No bedrooms

Attic

- No bedrooms

III. Number of guests

The maximum number of guests allowed in the residence will be set to nine (9), which includes the maximum number of six (6) adults. No unregistered guests will be allowed.

IV. Parking

As the residence has a 2-car garage (located at the rear of the property) and a side driveway, guests will be asked to park their cars inside the garage or on the side driveway. The side driveway is only wide enough to fit one car at a time.

A maximum of only three (3) cars will be allowed to park on the property.

V. Operations

When the residence is not used by the homeowner, the plan is to use a property management service to oversee guest turnover, ensure that the residence is respected, and all policies are followed.

Each time a guest departs, a house cleaning company will be required to thoroughly clean the residence and also inspect the residence for any damages. The homeowner plans to regularly complete a comprehensive inspection of the residence including the exterior of the residence, plumbing, electrical, HVAC, garage, yard, and landscaping. Any issues will be immediately addressed by the homeowner.

VI. Policies

Below are the House Rules that all guests will be required to accept:

House Rules

Welcome to our home! We hope that you create wonderful memories here. The residence is located within Peoria's Glen Oak Flanagan Historic District. It is very important that the residence, neighbors, and neighborhood be always respected.

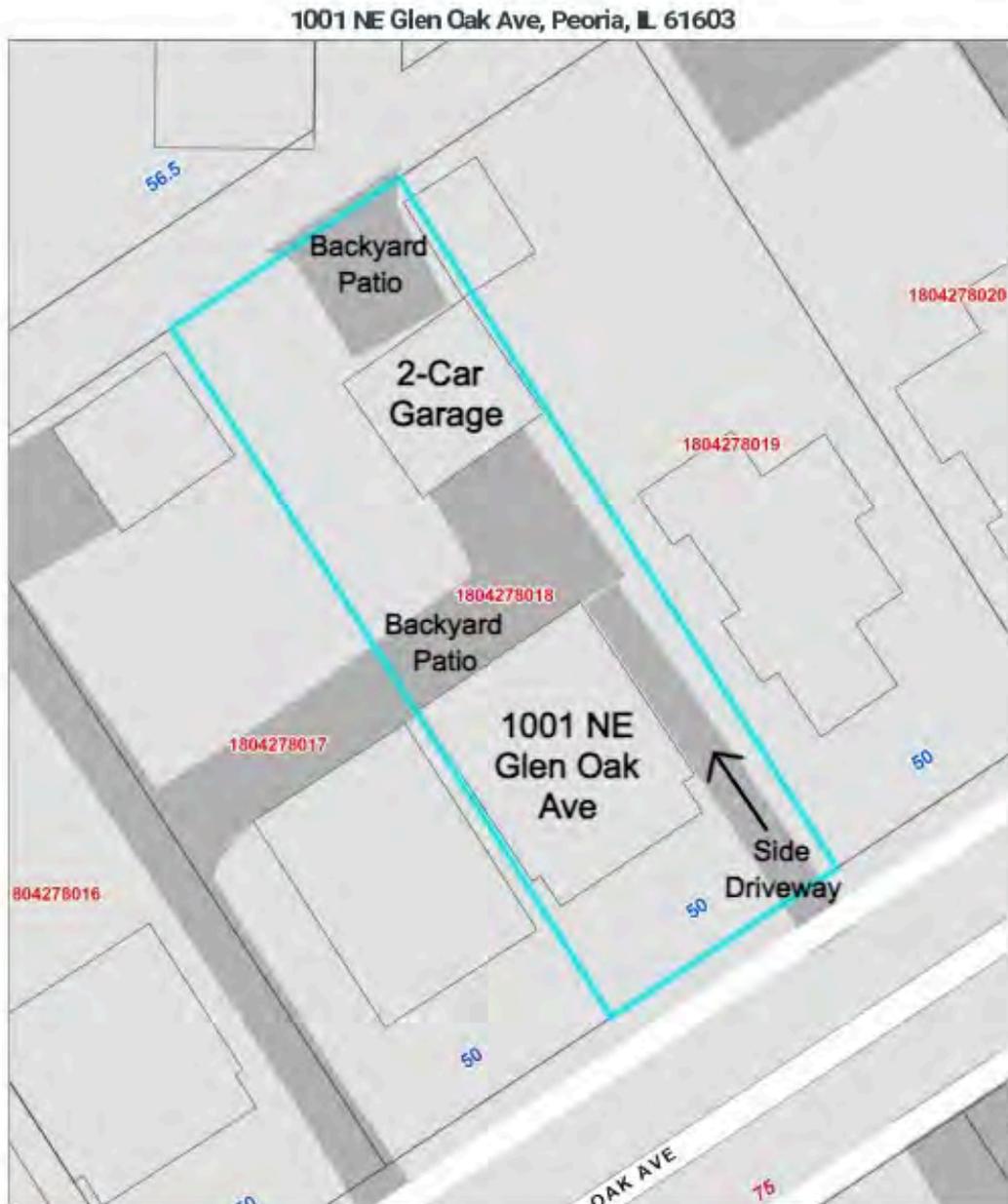
Below you'll find the "House Rules" that have been put in place for your safety as well as ours. We truly appreciate your cooperation. If you have any questions, feel free to contact the homeowner at any time. Thank you!

Check In & Out	<ul style="list-style-type: none">• Please respect check-in and check-out times.<ul style="list-style-type: none">○ Check-in is at 10:00am.○ Check-out is at 3:00pm.
Parking	<ul style="list-style-type: none">• Guests should comply with all city parking regulations and requirements. Please show consideration to other vehicles in the neighborhood.• We please ask that you park in the 2-car garage and/or side driveway. A maximum of three (3) cars are allowed.
Guests	<ul style="list-style-type: none">• The maximum number of guests allowed in the residence will be nine (9), which includes the maximum number of six (6) adults.
Visitors	<ul style="list-style-type: none">• No unregistered guests are allowed.

Noise	<ul style="list-style-type: none">• Parties and events are prohibited.• Please be considerate of our neighbors. Quiet time is from 10:00pm until 7:00am each day. Please refrain from making noise during that time.
Child Safety	<ul style="list-style-type: none">• Our home is suitable for children. Parents must not leave children unsupervised and are responsible for their children's safety.
Pets	<ul style="list-style-type: none">• Pets are allowed. Guests are responsible for their pet's safety and any pet-related damages.
Safety & Energy Savings	<ul style="list-style-type: none">• Please close the windows and lock the doors when leaving the residence.• Please turn off any electronics when you leave the residence.
Smoking	<ul style="list-style-type: none">• Smoking is not allowed.
Damages & Breakages	<ul style="list-style-type: none">• Please report any damages, breakages, or malfunctioning equipment immediately.• Please refrain from moving furniture from one room to another to avoid any damages or breakages.
Cleaning	<ul style="list-style-type: none">• Eating or drinking is prohibited in the bedrooms.
Illegal Substances	<ul style="list-style-type: none">• No illegal substances are allowed on the property.

VII. Site Map

Property Site Plan (overhead view) from the Peoria County website showing property lines, all structures, location, and number of available off-street parking.



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VIII. Photos
Color photo of all sides of the dwelling.

Front of residence



Left side of residence



Right side of residence, showing side driveway to garage



Backyard patio



Back yard



Side of garage

