



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: January 5, 2023

CASE NO: PZ 1185-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Jonathan Hopkins, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1805 N Prospect Road (Parcel Identification No. 18-03-126-008), 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 1805 N Prospect Road in an existing single family dwelling with two bedrooms. The intended use is to rent the whole house for stays ranging from 1 night to 3 to 6 months at a time. Stays for a period less than 30 consecutive days 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 two 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 5 guests in the short term rental. The dwelling has two bedrooms.	None	The 2018 IRC Residential Group R-3 occupancy allows up to 5 persons in the two bedrooms. Bedrooms shall comply with IPMC Section 404.4.2 <i>Access From Bedrooms</i> . Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Reservation policy of no more than two vehicles. Off-street parking is not provided. On-street parking only.	None	On-street parking is allowed.
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. This is the second application in review. If both requests are approved, the cap would be met.
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. The property is in good standing with code enforcement. 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 to the north, south, and west and place of worship to the east. 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	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 that bedrooms and occupancy comply with adopted codes.
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	Neighborhood cap allows for up to two special use short term rentals. This is the second application in review for a special use.
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. Only the front portion of the south bedroom may be used for sleeping area according to the 2018 International Property Maintenance Code Section 404.4.2 *Access From Bedrooms*.
6. Occupancy of the short term rental shall not exceed five (5) guests.
7. 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.
8. 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 Plan
4. Applicant's Description of the Use
5. Photos – Existing Conditions

Zoning 1805 N Prospect Rd



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



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
 7/18/2022

1805 N Prospect Rd



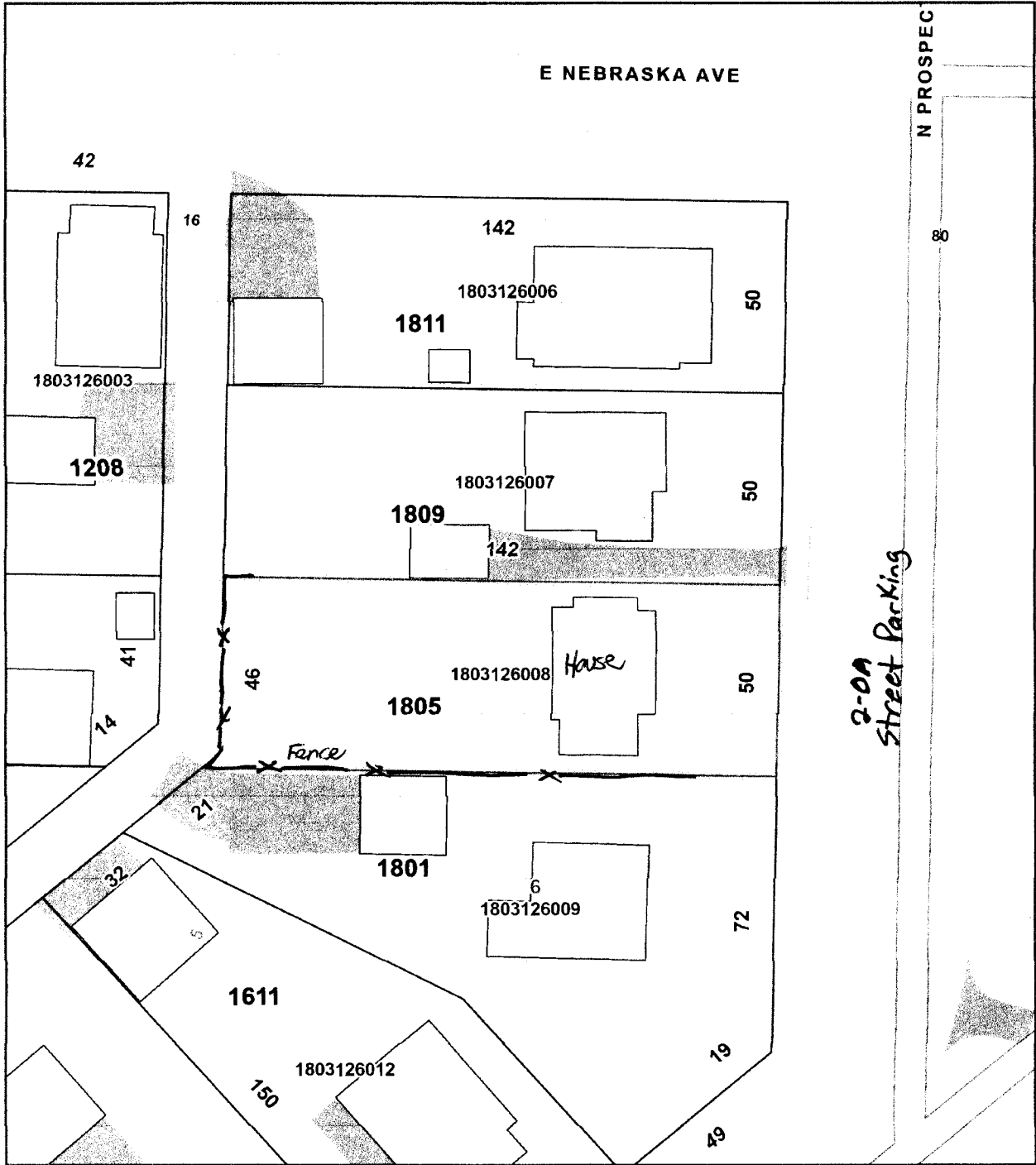
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Map Scale
 1 inch = 50 feet
 11/16/2022

Overview:

The single-family residence at 1805 N Prospect Rd in Peoria, Illinois is owned by Jon Hopkins. The homeowner recognizes this residence is located within Peoria’s Great 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 my highest priority that the residence, neighbors, and neighborhood are always respected.

The homeowner plans to rent this residence out preferably as longer 3-6 month stays, as well as a short-term rental only to vetted guests that agree to the established policies. My goal is to also keep the integrity of the history for this property, and in such will be very strict in who is allowed to rent.

Size of the residence:

The total living area in the residence is 1536 square feet. The residence has 2 bedrooms, 1 full bathroom, and 1 half bathroom. The basement is unfinished. Below are the dimensions and location of each bedroom.

Second floor

Bedroom #	Length	Width	Square Footage
1	13’4”	12’	159.96
2	22’	12’2”	267.74

First floor • No bedrooms

Basement • No bedrooms

Attic • No bedrooms

Number of guests:

The maximum number of guests allowed in the residence will be set to five (5), which includes no restriction on adult/kid mix. No unregistered guests will be allowed.

Parking:

The residence has two (2) full parking spaces off the street at the front of the house. A maximum of only two (2) cars will be allowed to park on the property.

Operations:

The homeowner will personally manage the rental property and oversee guest turnover, ensure that the residence is respected, and all policies are followed. The homeowner will also be the contact for all emergencies. Each time a guest departs, a house cleaning company will be required to thoroughly clean the residence and 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.

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

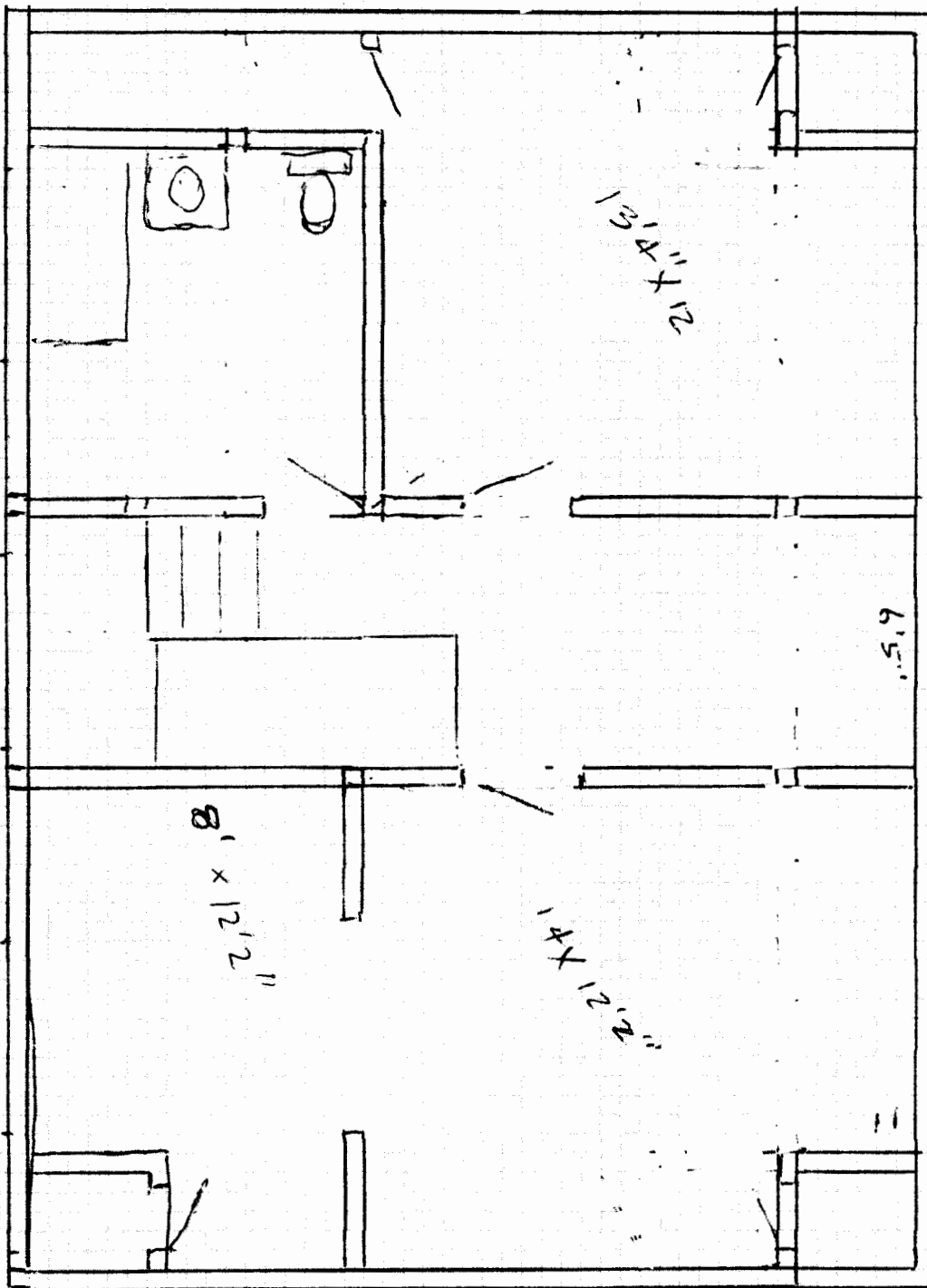
House Rules-

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">o Check-in is at 3:00 PM.o Check-out is at 10:00 AM.
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 only allowed with owner's prior approval. Guests are responsible for their pet's safety and pet-related damages.• The back yard is fenced, all pets must be kept in this area or on a leash when outside.

<p style="text-align: center;">Safety & Energy Savings</p>	<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.
<p style="text-align: center;">Smoking</p>	<ul style="list-style-type: none"> • Smoking is not allowed inside the property.
<p style="text-align: center;">Parking</p>	<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 ask that you park in the two (2) on street parking spots in front of the home. A maximum of two (2) cars are allowed.
<p style="text-align: center;">Visitors</p>	<ul style="list-style-type: none"> • No unregistered guests are allowed.
<p style="text-align: center;">Guests</p>	<ul style="list-style-type: none"> • The maximum number of guests allowed in the residence will be five (5), which includes no restriction on adult/kid mix.
<p style="text-align: center;">Damages & Breakages</p>	<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
<p style="text-align: center;">Cleaning</p>	<ul style="list-style-type: none"> • Eating or drinking is prohibited in the bedrooms.
<p style="text-align: center;">Illegal Substances</p>	<ul style="list-style-type: none"> • No illegal substances are allowed on the property

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