



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (prepared by Kerilyn Weick)

**DATE:** September 2, 2021

**CASE NO:** PZ 465-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Antwyne Weeks to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1314 N Sheridan Road (Parcel Identification No. 18-04-154-003), Peoria IL (Council District 2).

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for short term rental at 1314 N Sheridan Road in an existing single family dwelling. The petitioner intends to rent the dwelling to transient guest(s) for a period less than thirty (30) consecutive days. Such use is considered a short term rental.

A short term rental, in a single family residential district, that is not occupied by the property owner, must receive special use approval in addition to the following registration/licensing requirements:

1. The owner shall comply with the residential property registration code of the City of Peoria.
2. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	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	Occupancy of the short term rental is 4 guests.	N/A	The use may not exceed the 2018 IBC Residential Group R-3 occupancy. Condition to install fire extinguisher and interconnected smoke detectors in compliance with fire code.
License and Registration	Obtain yearly Hotel Motel License and comply with the residential registration code.	N/A	Compliance is a condition of maintaining the special use.
Parking	Off-street parking in the paved driveway. On-street parking is available on Sheridan Road but is not anticipated to be needed.	None	The parking plan identifies 2 legal off-street parking spaces. The driveway surface must be maintained.

## **BACKGROUND**

### **Property Characteristics**

The subject property is 3,920 square feet and is currently developed with a single family dwelling and detached garage. Vehicle access to the property is from the alley. In the last two years, the property has had no property maintenance violation cases. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential). Surrounding land use is residential.

### **History**

Zoning class has consistently been low density residential.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two 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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	Condition to install fire extinguisher and smoke detectors.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Two legal off-street parking spaces are required per the parking plan.
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:

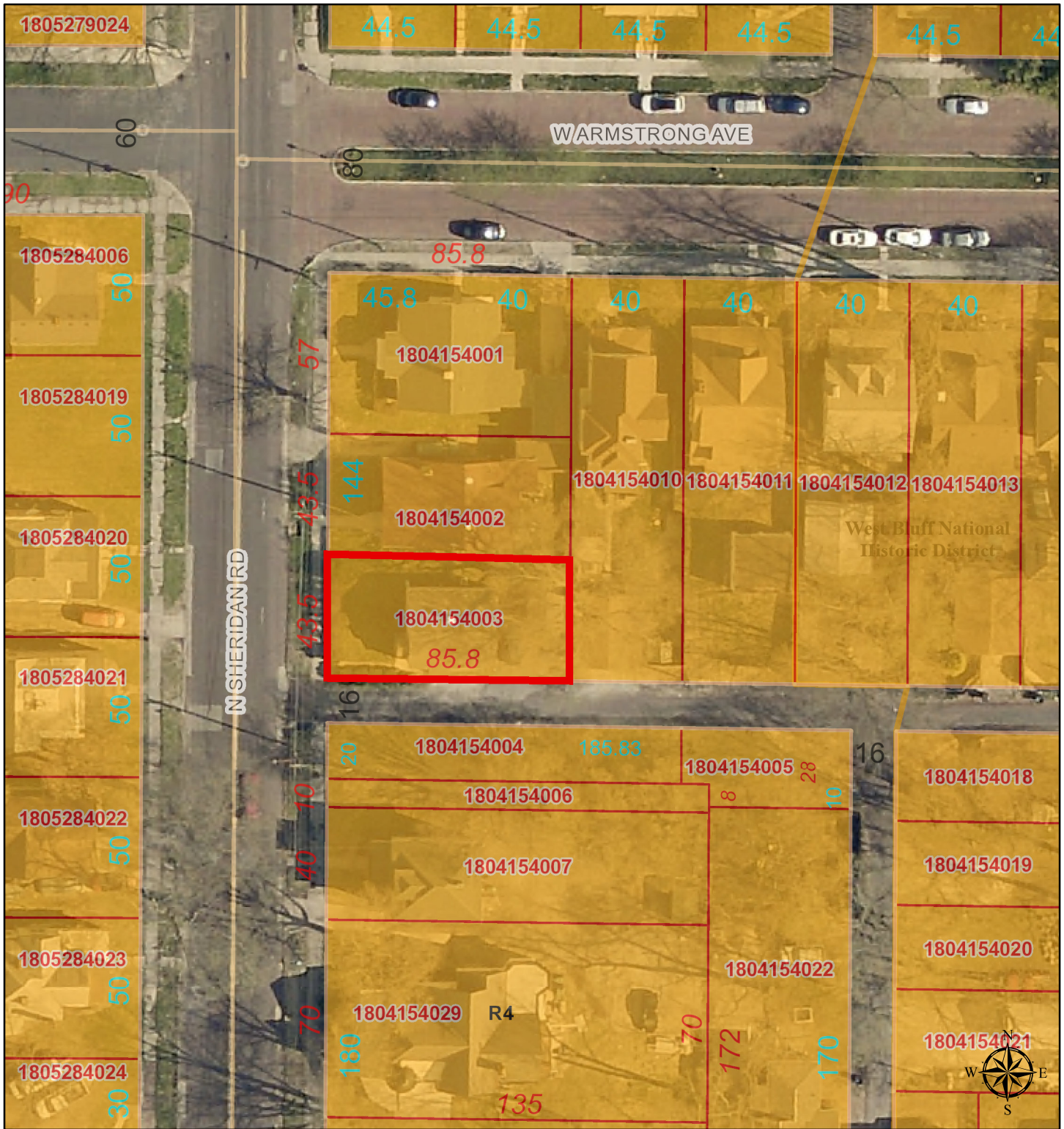
1. Maintain two legal off-street parking spaces, per the parking plan.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
6. Additional dwelling units cannot be added to the single family dwelling.

**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.

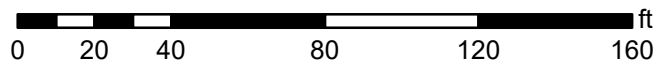
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photos – Existing Conditions
3. Parking Plan

# Zoning 1314 N Sheridan Rd



1 inch = 50 feet

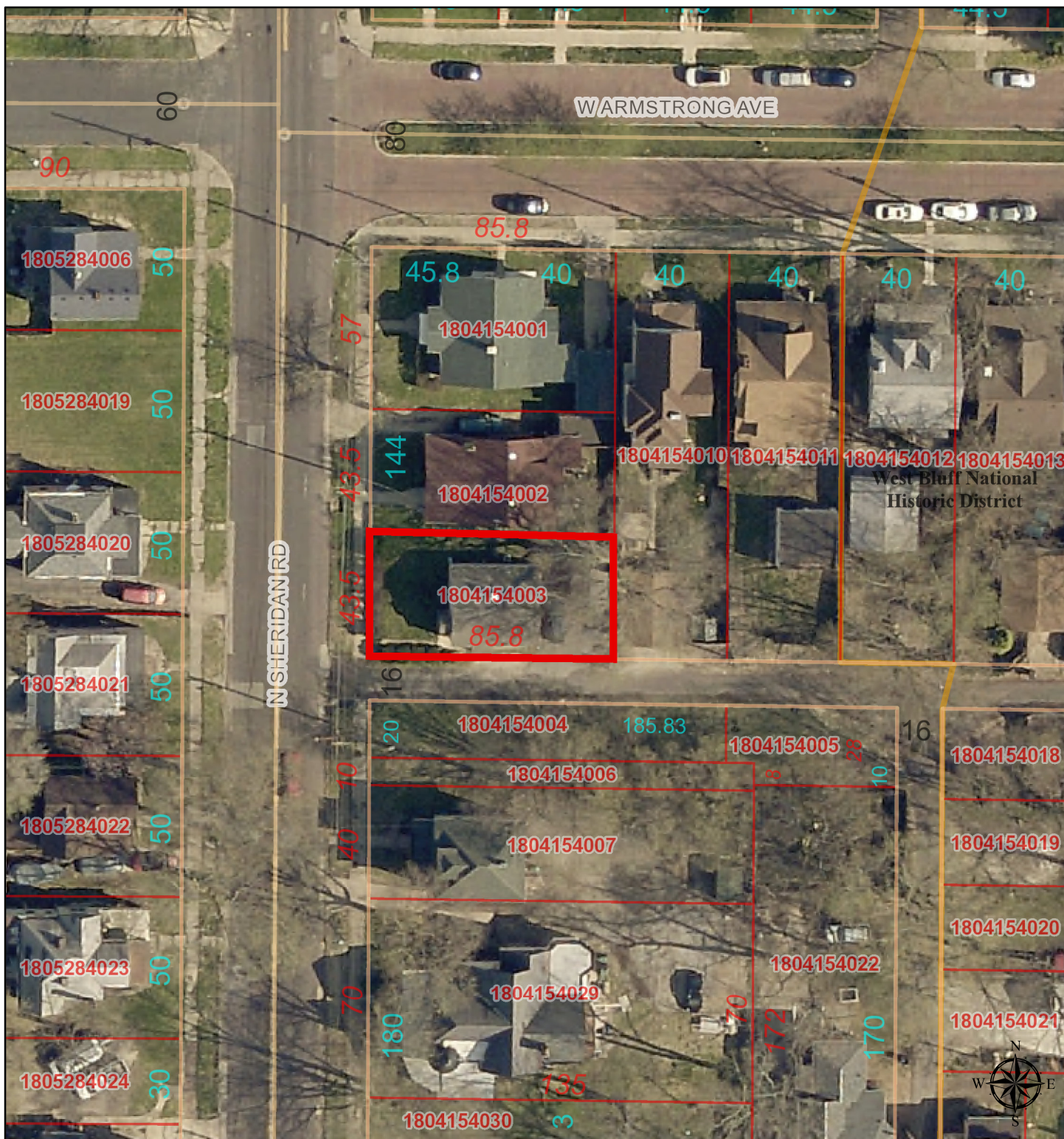


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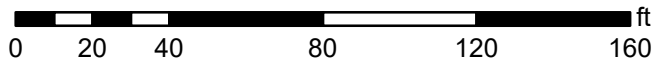
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# 1314 N Sheridan Rd



1 inch = 50 feet



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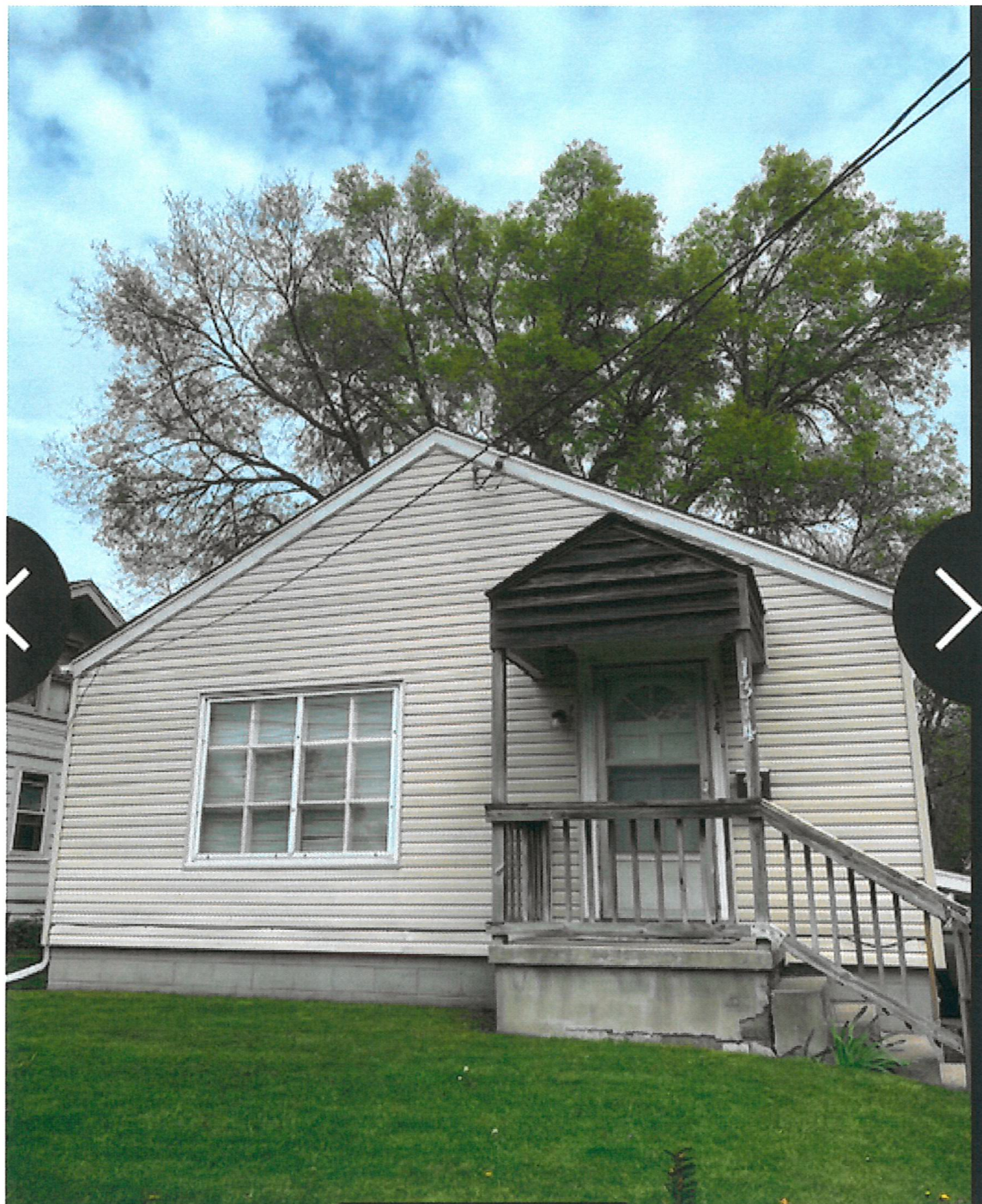
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 [forsalebyowner.com](https://forsalebyowner.com)



All Photos











# 1314 N Sheridan Road

