

ORDINANCE NO. 18,013

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 2724 W NEWMAN PKWY (PARCEL IDENTIFICATION NO. 14-31-178-002), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Short Term Rental under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on October 6, 2022, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for a Short Term Rental is hereby approved for the following described property:

Lot 153 in WARDCLIFFE SUBDIVISION NUMBER 3, a Subdivision of part of the Northwest Quarter of Section 31, Township 9 North, Range 8 East of the Fourth Principal Meridian, according to the Plat thereof recorded April 10, 1963 in Plat Book "Z-1", Page 18, situated in the County of Peoria and State of Illinois;

Parcel ID No.: 14-31-178-002

Parcel Address: 2724 W NEWMAN PKWY, Peoria, Illinois 61604.

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and 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 detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building, Property Maintenance & Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) 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.
9. The driveway extension shall be removed.
10. Two parking spots within the driveway shall be moved to the existing garage.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

8th DAY November, 2022.

APPROVED:

Rita Ali
Mayor

ATTEST:

Stefanie Jarr
City Clerk

EXAMINED AND APPROVED:

[Signature]
Corporation Counsel

Attachment A to Ordinance

