



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: October 7, 2021
CASE NO: PZ 497-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Charles Levesque, on behalf of property owner Julie Walgenbach, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 408 N Cooper Street (Parcel Identification No. 18-08-108-003), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for short term rental at 408 N Cooper in an existing single family dwelling. If approved, the applicant would purchase the property from the current owner, Julie Walgenbach and 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 2 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	The 40' x 42' lot does not accommodate off-street parking. On-street parking is available on Cooper Street as well as the cross streets Callender and Ayers.		On-street parking is allowed.

BACKGROUND

Property Characteristics

The subject property is 0.04 acres and is currently developed with a 668 square foot single family dwelling. The property abuts Cooper Street and an alley. Bradley University Campus is approximately 0.2 miles (about three blocks) from the property. Parking in the vicinity on adjacent streets is allowed without a parking permit. 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.

Date	Zoning
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.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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	Sidewalk shall be ADA compliant.
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:

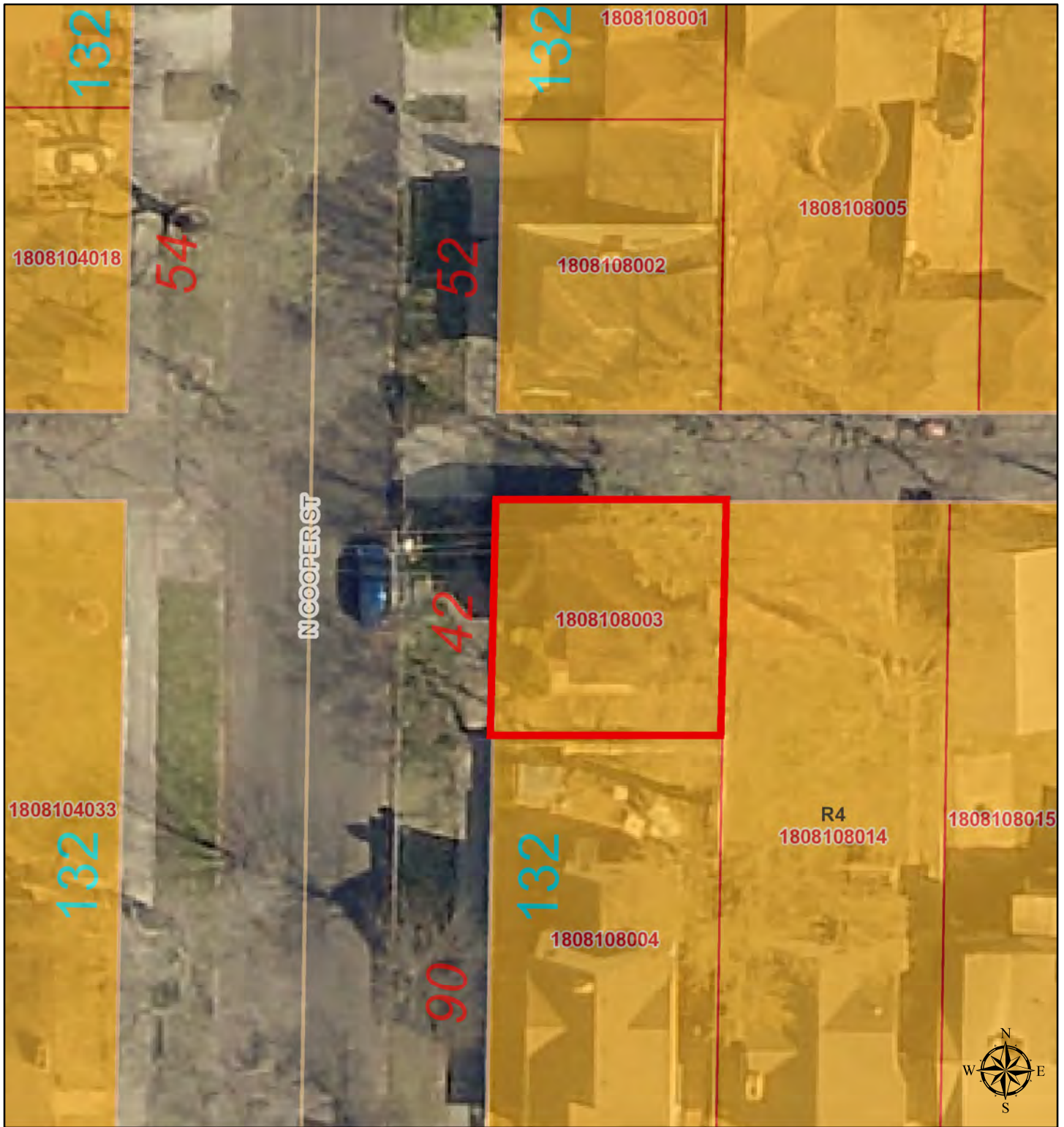
1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. The owner shall comply with the residential property registration code of the City of Peoria.
4. 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.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Sidewalk along the N Cooper Street frontage shall be ADA compliant.

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.

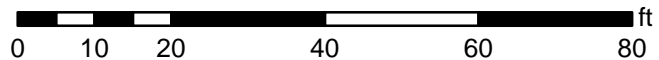
ATTACHMENTS

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

Zoning 708 N Cooper St



1 inch = 25 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

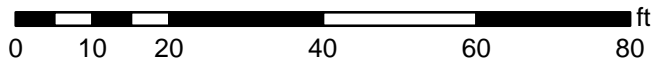
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708 N Cooper St



1 inch = 25 feet



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**CITY OF PEORIA
PLANNING AND ZONING COMMISSION
APPLICATION FOR
SPECIAL USE**

**408 N Cooper Street
Peoria IL 61606**

1. Introduction

The applicant, Charles W. Levesque, seeks a special use permit for the property located at 408 N Cooper Street in Peoria, IL. The property is currently a vacant single family house. It was recently used as a Bradley University student rental. Applicant proposes to use the property as a short-term rental, specifically a boutique two-bedroom guest house offered via AirBnb. The target markets for the guest house are parents visiting their children enrolled at Bradley University and people visiting Peoria for work at the medical centers and Caterpillar. Parties will NOT be permitted in the guest house and the applicant estimates that the typical guest will be a single individual or a couple.

Applicant plans to significantly upgrade the exterior and interior of the house and landscape the yard so that the property becomes an asset to the neighborhood and the city. Applicant intends to replace the windows on the south side of the house with windows consistent with the house's architecture. The house will be painted and the existing window boxes planted with flowers each spring.

Internally, the applicant plans to return the dining room, which was made into a bedroom, to its original purpose by removing the closet that was added in a corner. New flooring will be installed throughout the house and the bathroom redesigned and upgraded with new shower, toilet, and fixtures. The entire interior of the house will be painted. The applicant will then fully furnish the house.

Outside, applicant will remove bushes that block the front door. The retaining wall next to the stairs will be repaired. The side patio will be cleaned and planters added to introduce seasonal interest and soften the transition to the remainder of the yard. Applicant intends to replace the scruffy grass with a perennial and pollinator-friendly garden. The sidewalk, which is currently overgrown with weeds, will be cleared.

These improvements carry significant costs. The special use permit will assist applicant in making this investment in Peoria.

Applicant purchased a vacant house in Henry, IL in 2014 and renovated the interior and upgraded the exterior and yard. Here is a photo of that house located at 511 Carroll Street. Applicant resides in this house.



2. Building Elevations

Here is a photo of the front (west side) of the building:



This is the rear (east side) of the building:



This is the south side of the building:



This is the north side of the building:



408 N. Cooper, Peoria, Illinois

42' →

42' ↔

Alley

House

- Rehab Interior
- Furnish
- Paint Exterior
- Replace Inappropriate Windows

Patio Furniture



Fence

Add Patio Planters

Patio

Front Door

Plant Perennial + Pollinator Garden

Remove Stairs

Steps

Stairs

Fix retaining wall

SIDEWALK

Clean Sidewalk

Cooper Street

N



408 N Cooper Street
Peoria, IL 61606

I have been briefed by Mr. Charles Levesque about his plans to upgrade the residence located at 408 N Cooper, which was a student rental and now is vacant, so that it can be used as a guest house listed on AirBnb. I support the granting a special use permit (Case No.PZ 497-2021) to Mr. Levesque so that he can convert this empty building into a guest house.

NAME	ADDRESS
Melissa Peterson	1130 Callender, Peoria
SHARON TRout	411 N. COOPER Peoria
Liana Beauvorn	1612 W Callender Ave
Bryan [Signature]	1612 W Callender Ave
[Signature]	1608 W CALLENDER AVE
^{Ciana Sheldon} [Signature]	1605 W Callender
[Signature]	1614 W. Ayres

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Peoria, IL 61606**

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NAME	ADDRESS
Dolores Ortiz + Michael Odell	1700 W. Ayres Ave
Holly Barton	1621 W Callender Ave.
KRISTEN DANCEY	1619 W. Callender
Betty Volturno	1624 W Ayres Ave.