



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: December 2, 2021
CASE NO: PZ 598-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Branden Martin of The BEST Homestead Group LLC, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1502 N Indiana Avenue (Parcel Identification No. 18-04-278-028), 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 1502 N Indiana Avenue in an existing single family dwelling with three bedrooms. The intended use is to rent the whole house to guests for a period less than 30 consecutive days. 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 three 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 6 guests in the short term rental. The dwelling has three bedrooms.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 7 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Two parking spaces, one in the attached garage and one in the driveway.	None	The site plan identifies two legal off-street parking spaces. On-street parking is available on N Indiana Avenue.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the East Bluff United Neighborhood Association.	None	If approved, this would be the first special use Short Term Rental in this neighborhood association. The 3% cap allows up to 18 special use Short Term Rentals in this neighborhood association.
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 0.24 acres and is currently developed with a one story, single family dwelling. There is a shed in the rear yard. The property fronts N Indiana Ave and abuts two alleys. Vehicle access to the attached garage is from the alley. 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) and Class R-3 (Single-Family Residential) District. Surrounding land use is residential. The property is one block from the OSF St. Francis Medical Center campus.

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 extinguishers, smoke alarms, carbon monoxide detectors.
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 the standards set forth in the Building and Fire Code of seven (7) total persons. Of the maximum occupancy allowed, no more than six (6) adults 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.

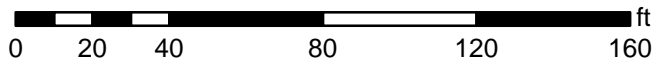
ATTACHMENTS

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

Zoning 1502 N Indiana Ave



1 inch = 50 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

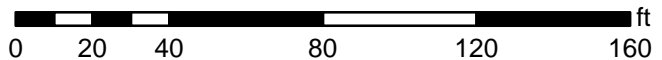
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1502 N Indiana



1 inch = 50 feet



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1502 N Indiana Peoria 61603 STR Special Use Request

Bedroom sizes

#1 12' x 12'

#2 12' x 12'

#3 12' x 15'

THE BEST HOMES LLC HOUSE RULES

There is absolutely NO smoking of any kind inside the home. Please use the deck or other outside areas to smoke. Dispose of your remains of smoking properly.

There is a NO party policy on our properties. We want everyone to have a good time and enjoy their stay. We have a cap of (6) guests at our property. ONLY registered guests may stay overnight. No more that (6) guests can stay overnight. If more that (4) guests are not registered or approved by a member of our team, you will be charged an additional \$25 per guest per night.

Quiet time is 10 pm CST on weekday nights and 11 pm CST on Friday & Saturday nights. We want to keep short-term rentals in our community. One way of doing that is respecting our neighbors. Please BE COURTEOUS of others!

Our house water system is treated by a top-of-the-line Dynamic Water System. Ensuring you have high-quality water. The home also includes a Reverse Osmosis drinking water system that is hooked to the refrigerator for drinking water and ice making. We have on site washer and dryer. Our washing machine is an HE machine. We use Tide Pod Free & Gentle. 1 Pod included in stay for every 3 days. Our dryer is electric. Please be sure to clean your lint after EACH use.

We offer washable and throw-away cups and plate ware. The kitchen is equipped w a garbage disposal. Garbage day is on Friday mornings. If you are staying on a Friday please make sure trash is taken out to the road in the RED garbage bin on wheels located inside the fence near the stairs. Under the kitchen sink, there is a FIRE EXTINGUISHER designed for grease & electronic fires. A GENERAL LARGER FIRE EXTINGUISHER is located in the stairwell going to the basement. The home has (2) 55" Smart TVs. Feel free to use our streaming accounts or log in to yours. Just remember to sign out when leaving. There is also an Apple HomePod Mini. Feel free to move anywhere you like and use.

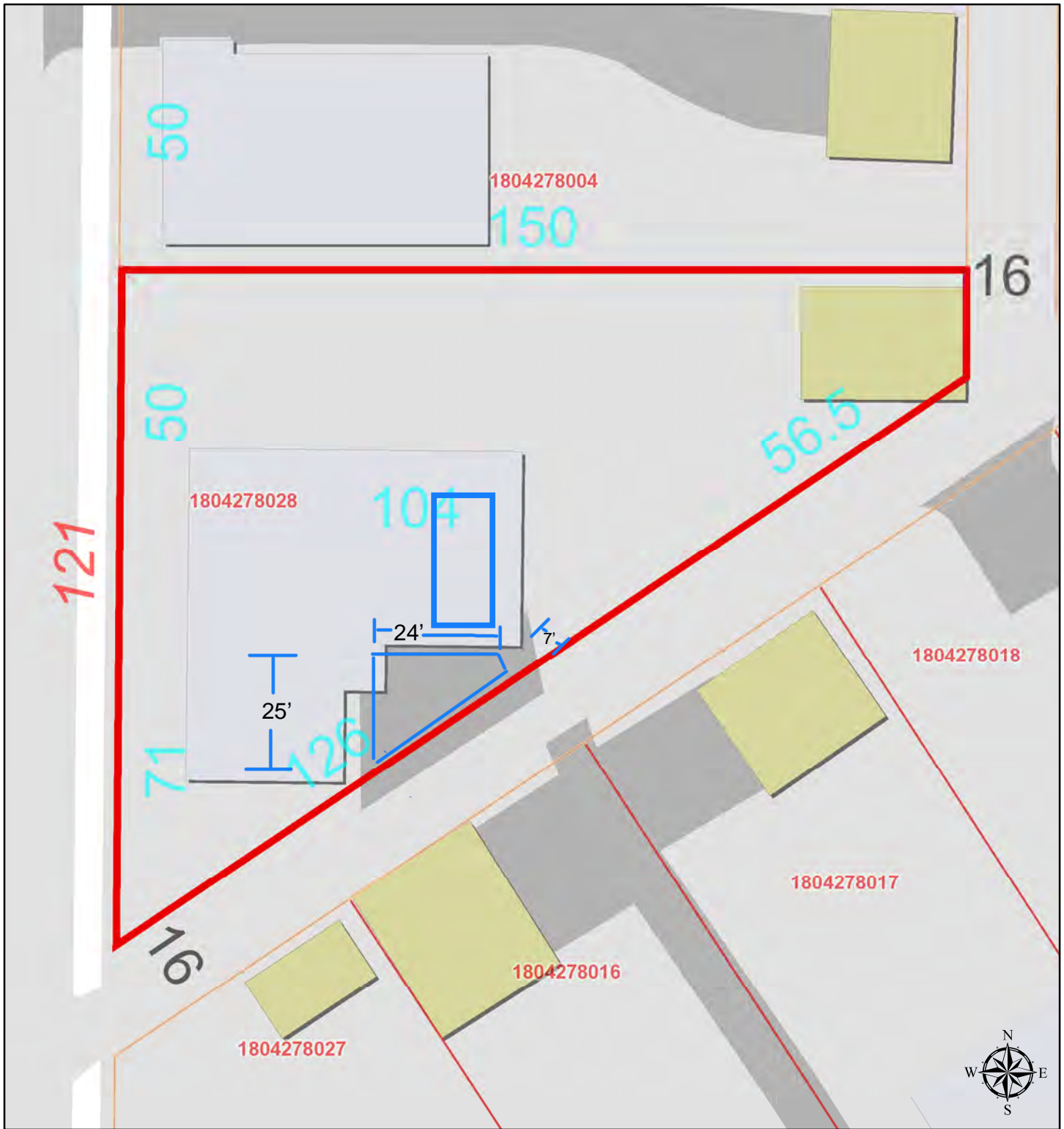
The home is equipped with Ring cameras with motion detection and spotlights. They DO NOT face inside the house. They are there to keep an eye on the exterior and help ensure safety.

We know accidents happen and things break. We ask that our guests have great communications with us and let us know if something happens. Together we can come up with a solution. If a solution cannot be reached and damages exceed the security deposit, the guest will be directly billed and reported to Airbnb.

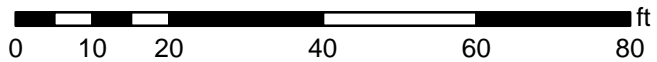
Do not hesitate to reach out to us with any questions or concerns. We love text messages and are very prompt to respond. However, we do accept calls as well. We all have lived in the areas our entire life. If you need any suggestions for anything we will be more than HAPPY to assist. ENJOY YOUR STAY!! Follow and like us on Facebook and Instagram. [facebook.com/thebesthomesllc](https://www.facebook.com/thebesthomesllc) & @thebesthomesllc www.thebesthomesllc.com

Branden Martin [3092084846](tel:3092084846)

1502 N Indiana



1 inch = 25 feet



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