



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 599-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Kristin Otto to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3114 N Linnhill Court (Parcel Identification No. 14-28-377-052), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 3114 N Linnhill Court in an existing single family dwelling with four 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.	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 house has four 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	Parking in the one-stall attached garage and on the paved driveway. On-street parking is available on N Linnhill Ct.	None	The site plan identifies one legal off-street parking space in the attached garage. The paved driveway could accommodate a second vehicle, however, this space would not meet the definition of a legal parking space. On-street parking is available on N Linnhill Ct.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the North Florence Neighborhood Association.	None	This is the second of two special use Short Term Rental applications in this neighborhood association. The 3% cap allows up to 14 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 0.21 acres and is currently developed with a one story, single family dwelling. The property fronts N Linnhill Court. Vehicle access to the attached garage is from N Linnhill Ct. Prior to application, the property had been operating as a short term rental without a license. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) District to the north, south, and west and Class R-2 (Single-Family Residential) District to the east. Surrounding land use is residential.

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	R3 (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.

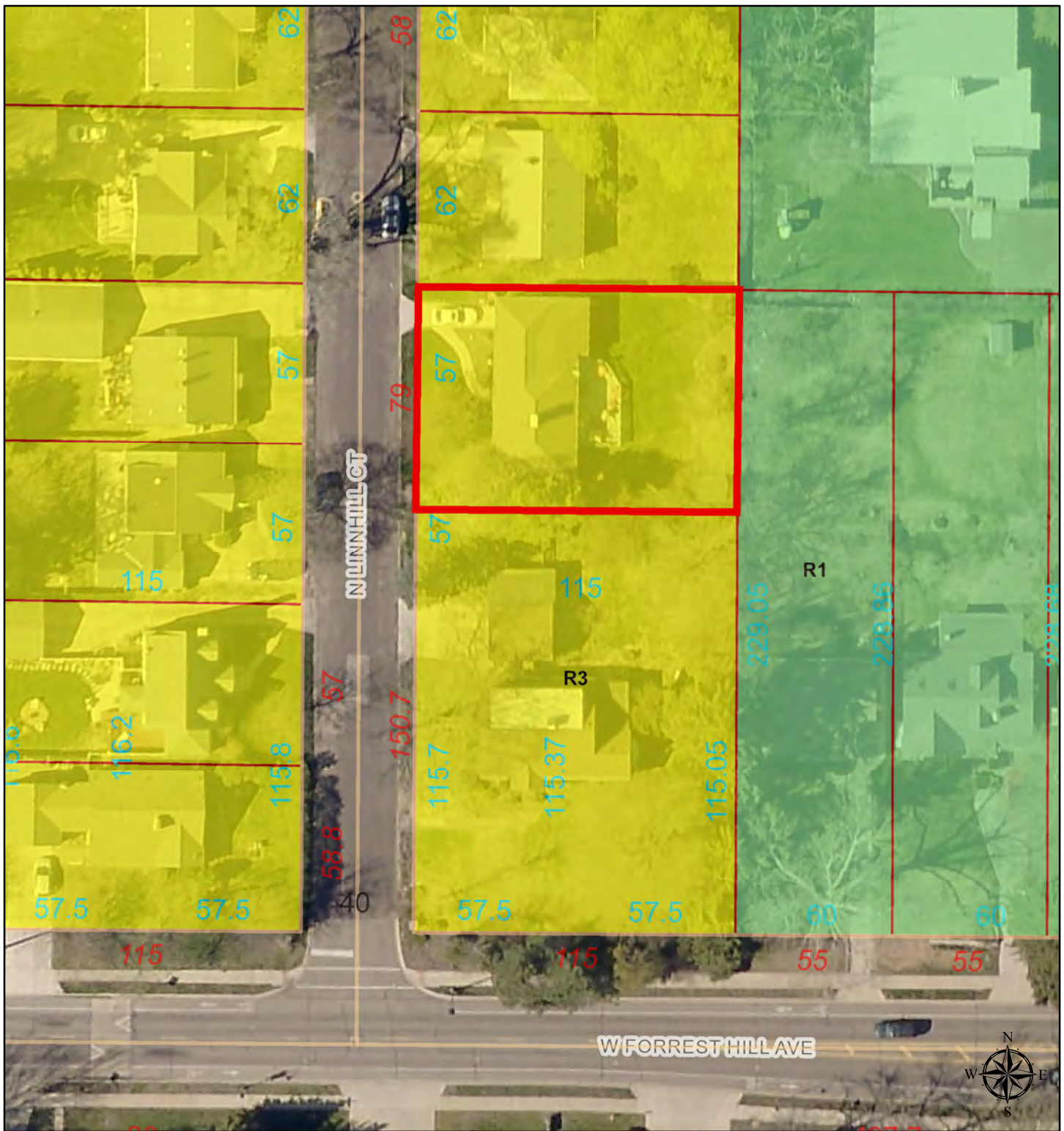
5. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of seven (7) total persons. Of the maximum occupancy allowed, no more than six (6) adults guests may stay in the dwelling unit at any given time.
6. The owner shall obtain and maintain a valid 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 meeting all applicable code requirements through all phases of the development.

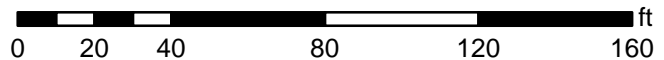
ATTACHMENTS

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

Zoning 3114 N Linnhill Ct



1 inch = 50 feet

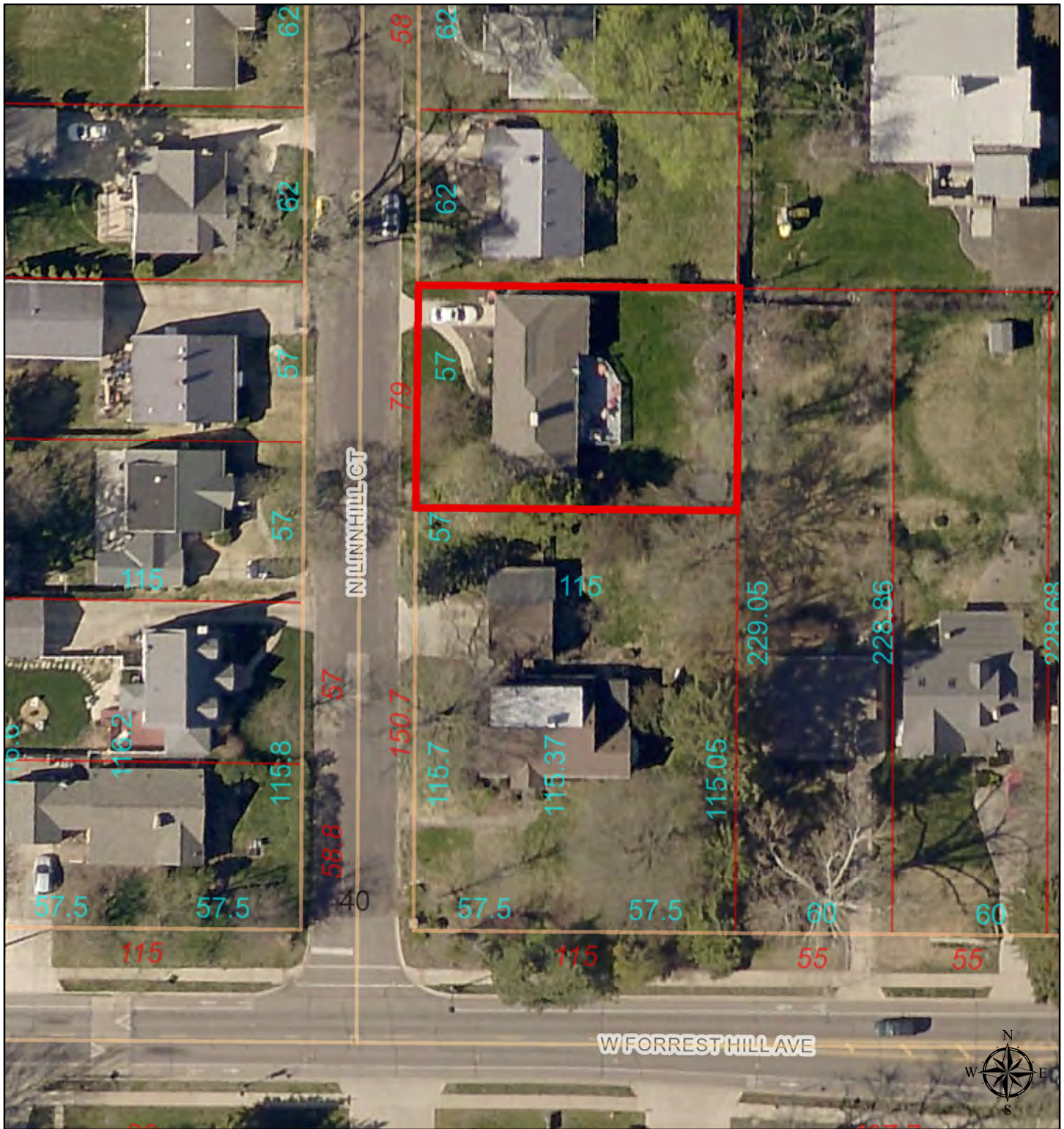


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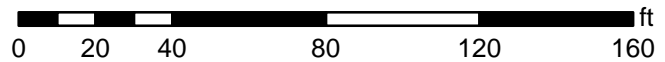
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3114 N Linnhill Ct



1 inch = 50 feet



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Property Address:

3114 North Linnhill Court, Peoria, IL 61604

Legal Description:

FORREST GLEN SUB SW ¼ SEC 28-9-8E LOT 5 & N 22 LOT 6 (95-05520)

Special Use: Short-term Airbnb Rentals

*Guests are carefully screened. Only those with positive reviews are accepted.

*Minimum Age Requirement: 25 years old

*Minimum Stay Requirement: 3 nights

*Will consider long-term guests for up to 6 months.

*Guests must give purpose of their visit to Peoria. Guests typically request to book Airbnb rentals for family visits, job assignments and/or relocation, medical procedures, medical residency assignments, sporting events, Bradley graduations, weddings, and funerals. PARTIES ARE STRICTLY PROHIBITED.

Bedrooms: 3

Maximum # of Guests: 6

Off-Street Parking Spaces: One Stall Attached Garage and Driveway

Fenced Yard

*Pet Policy: 2 Pet Maximum

Nest Security Camera: Front Door

Yard Maintenance Company: Signature Landscaping

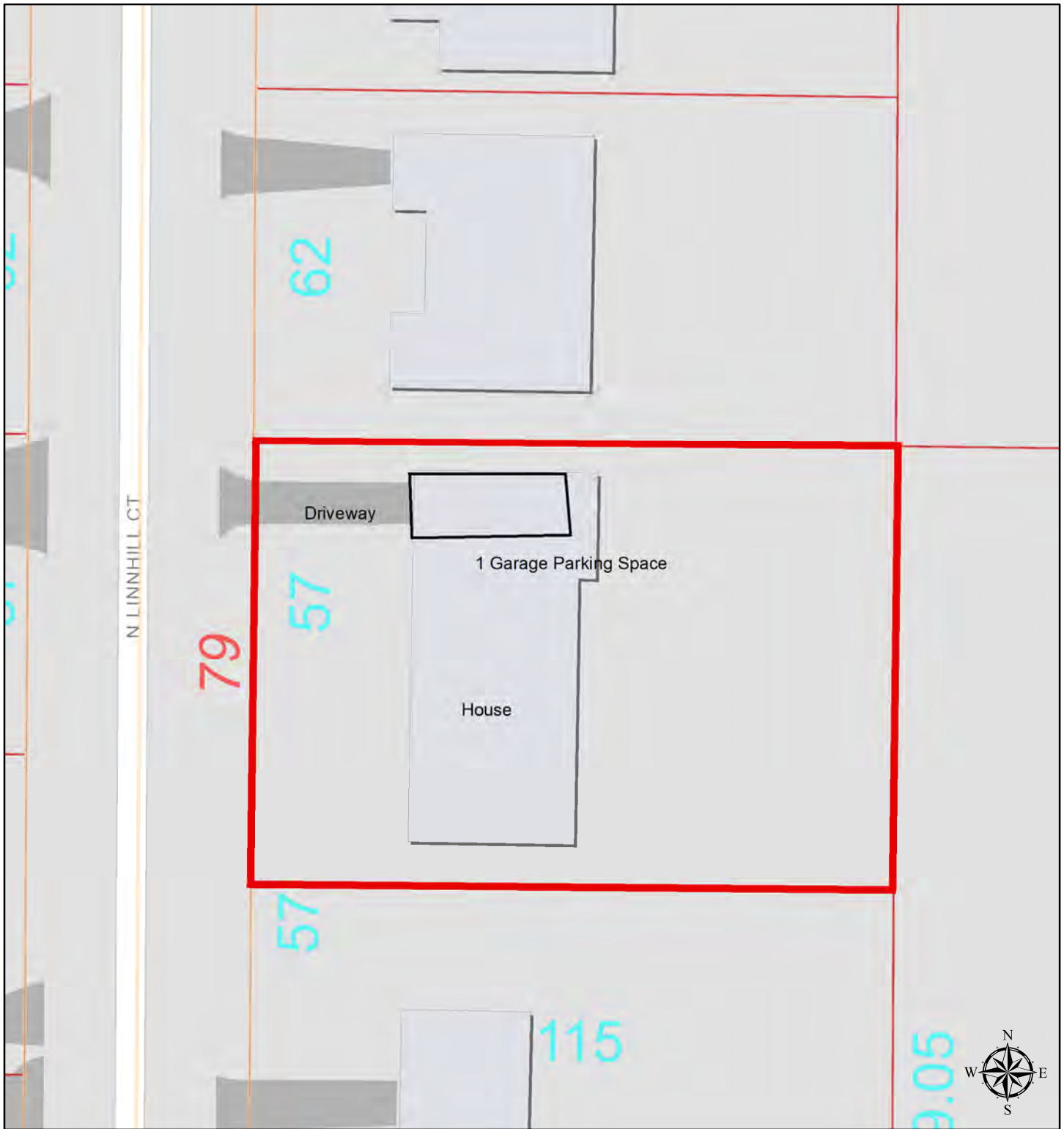
Bedroom 1 - 15'7" x 9'11" for 156 sf has Queen Bed w/double closet

Bedroom 2 - 14'3" x 9'9" for 139 sf has Queen Bed w/double closet

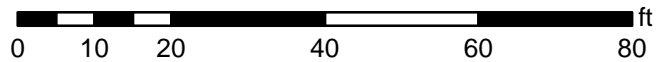
Bedroom 3 - 12' x 9'4" for 112 sf has Queen Bed w/single closet & desk

Den/Bedroom - 12'9" x 9'5" for 120 sf has Sofa, Queen Air Bed w/single closet

3114 N Linnhill Ct



1 inch = 25 feet



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