

ORDINANCE NO. 17,900

AN ORDINANCE APPROVING 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.

WHEREAS, the property herein described is now zoned in a Class R-4 (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 September 2, 2021, 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:

The South 43.5 feet of even width of Lots 8 and 9 in B.F. ELLIS' SUBDIVISION of Lots 1, 3, and 4 in Block 6 in Armstrongs Addition to Peoria, as shown by plat of Subdivision recorded in Plat Book "D", page 32, Except any interest in the Coal, Oil, Gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said Coal, Oil, Gas and other minerals, if any, and Also except any part taken or used for roadway purposes, situated in the County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Parking Plan (Attachment A) and 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.

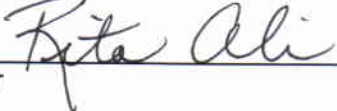
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

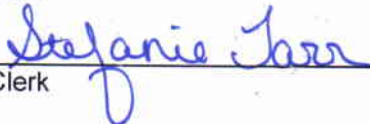
26th DAY October, 2021.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Attachment A to Ordinance

1314 N Sheridan Road

