



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 573-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Tonia McDonald to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 502 W Maywood Avenue (Parcel Identification No. 14-33-108-009), 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 502 W Maywood in an existing single family dwelling with three bedrooms. The property is owner occupied. The intended use is to rent the whole house to guests for a period less than 30 consecutive days, while the owner is away. 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	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of 6 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	On-street parking only. Parking is available on W Maywood Ave as well as the cross-street N Bootz Ave.	None	On-street parking is allowed.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Center Bluff 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 17 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 0.12 acres and is currently developed with a two-story, single family dwelling. There is an accessory storage structure in the rear yard. The property fronts Maywood Avenue. 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). 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	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. 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.

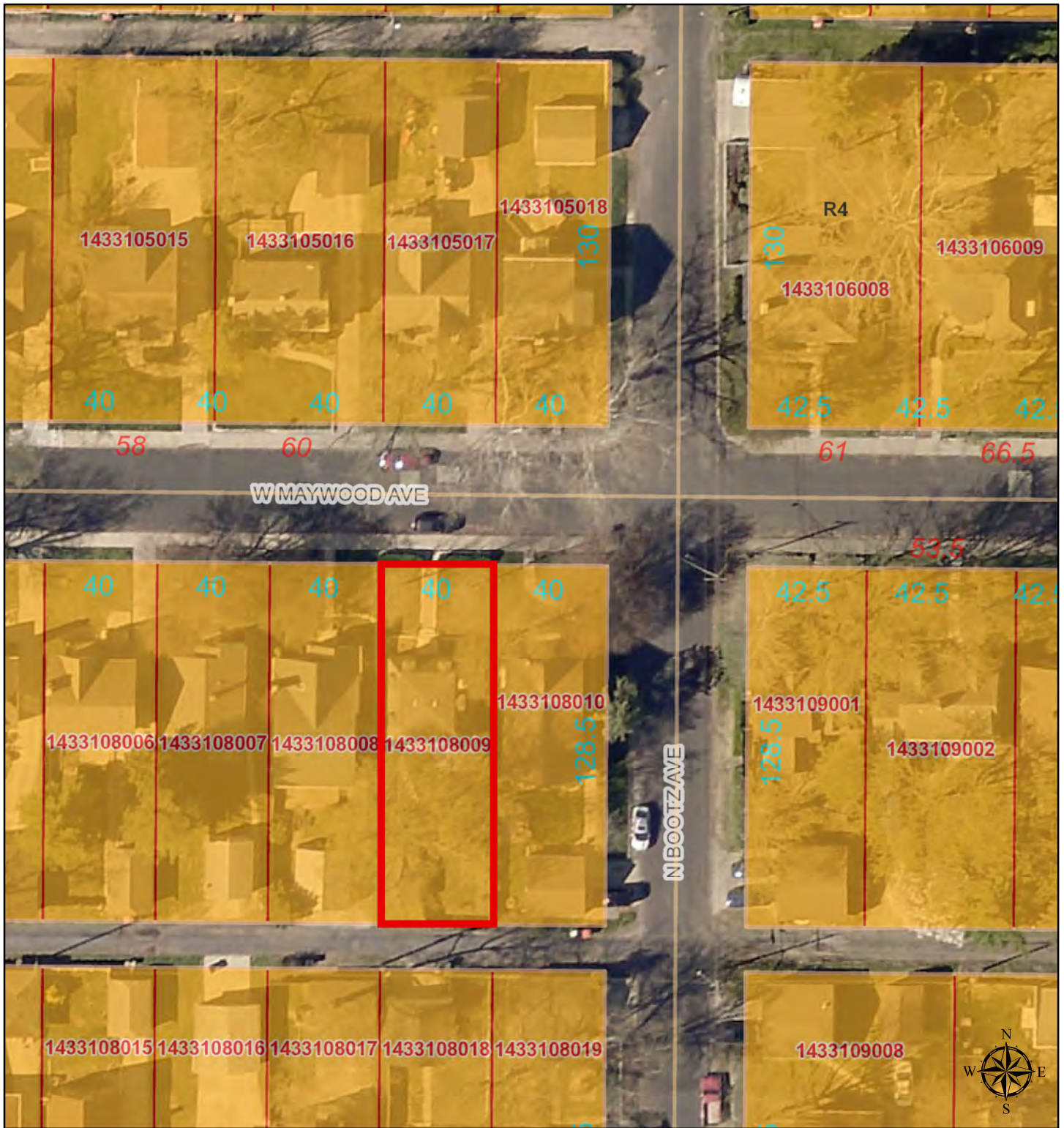
6. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. 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.

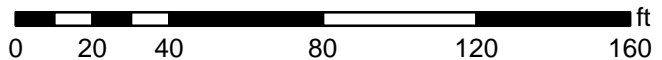
ATTACHMENTS

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

Zoning 502 W Maywood Avenue



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

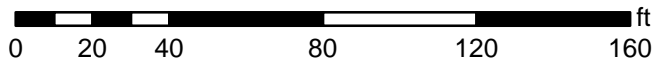
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502 W Maywood Avenue



1 inch = 50 feet



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Date application submitted:
Oct 7, 2021

Tonia McDonald
502 W. Maywood Ave.,
Peoria, IL

Subject:
Short-term rental / Special Use

Attachment:
Airbnb Basic requirements

Good day,

A few years ago, I rented an Airbnb house for a family weekend wedding. The hospitality and service from the host was extraordinary. It was such an amazing experience of family bonding and fellowship under one roof. I was inspired to establish a business of this same nature.

I have designed a inspirational space which offers a cozy relaxing atmosphere. Perfect for a couple's get-away, medical residents, traveling nurses, corporate personnel, or a family attending a Bradley's graduation. This type of business brings positive financial activity to local businesses and restaurants.

Although there are no behavioral guarantees with any long or short-term residents, research shows Airbnb (established since 2007) has continued to developed a positive pro-active neighborhood and city platform and to take hosting an Airbnb a serious commitment. They encourage all hosts to follow their city's regulations for short-term rentals. ID verifications are required for guests. A host's house rules must be agreed to by the guest before a reservation will be accepted. Quiet hours (from 10:00 pm - 8:00 am) are included in my house rules as well as no unauthorized guests, and no parties. Also, a 1-5 star rating review system is in place for guests and hosts. Low rating can incur a removal/suspension consequence.

In conversations with my neighbors, they seem supportive with my business adventure and we are in partnership with maintaining the wellness and respect of our neighborhood.

I 'thank you' for this opportunity and would like to request an approval to utilize my dwelling located in the City of Peoria at 502 W. Maywood Ave., as an Special use, short-term rental.

Sincerely,

Tonia McDonald



502 W Maywood

Special Use request for Short Term Rental

Owner Occupied when not in use as whole house short term rental

Six (2 per Bedroom) maximum guests will occupy this residence as weekend getaways, business weekly stays, or small family staycations (i.e. Bradley University's event).

Dimensions of each bedroom

Master Bdrm - 14'9 ft x 12 ft

2nd Bdrm - 12'7 ft x 9'11 ft

3rd Bdrm - 11'4 ft x 8 ft

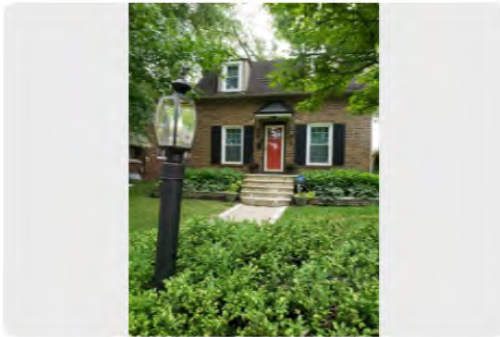
The frequency of occupancy will be available throughout the year depending on when owner (the host) is not residing in the property. I or my co-host will be available to respond quickly to inquiries, maintenance and upkeep, safety issues, cleanliness (COVID-19 guidelines) or guest's requests.

Parking Plan: Street parking available in front - (2 cars). Garage is storage only

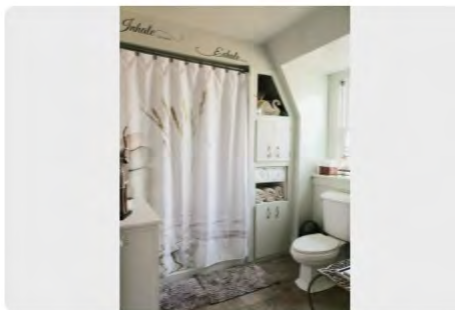
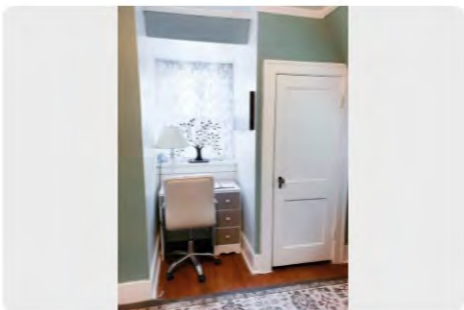
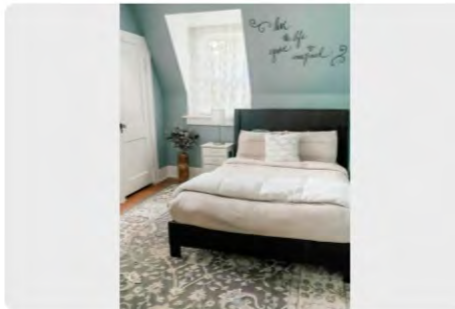
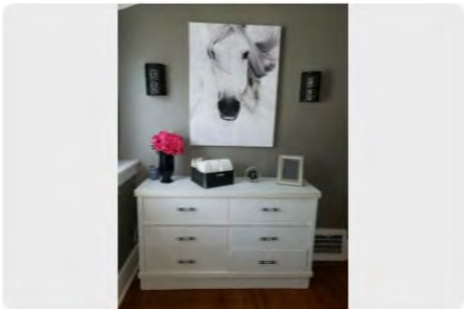
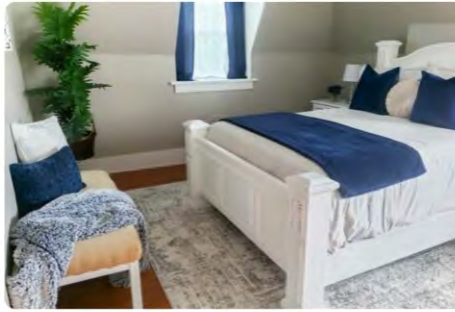


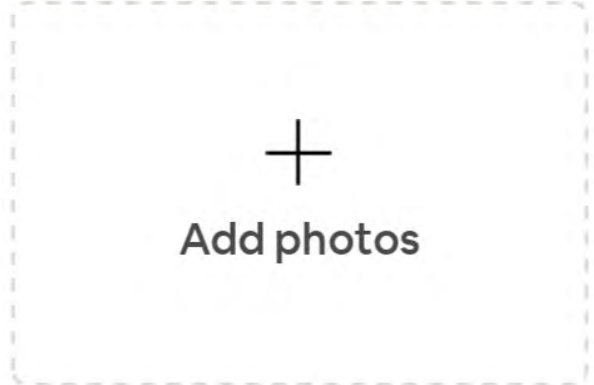
Photo order

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502 W Maywood Ave.

Legal Description	DELMAR GLEN ADD NW 1/4 SEC 33-9-8E LOT 123 (92-17083)
House Style	Colonial
Stories	2 Story
Exterior Construction	Brick
Year Built	1937
Effective Year Built	1937
Total Living Area Sq. Ft.	1,240
Main Living Area Sq. Ft.	620
Basement Sq. Ft.	620
Finished Basement Sq. Ft.	0
Recreation Area Sq. Ft.	300
Attached Garage Sq. Ft.	0
Detached Garage Sq. Ft.	240
Air Conditioning	Y
Bedrooms	3
Full Baths	2

