



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: July 7, 2022

CASE NO: PZ 928-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Ringenberg to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 601 E Wilson Avenue (Parcel Identification No. 14-28-430-015), Peoria IL (Council District 3)

SUMMARY OF PROPOSAL

The applicant is requesting to obtain a Special Use for a short term rental at 601 E Wilson Avenue in an existing single family dwelling with two 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 two 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 4 guests in the short term rental. The dwelling has two bedrooms.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 4 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Off-street parking in the single stall garage and on the driveway. Replace driveway with concrete material.	None	The site plan identifies one legal off-street parking space in the garage. The driveway could accommodate a second vehicle, however, this space would not be independently maneuverable. On-street parking is also available. Condition that the driveway shall be replaced with an all-weather, durable, and dustless surface such as concrete or asphalt. Gravel is not allowed.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not in a defined neighborhood association.	None	The 3% cap allows up to 9 special use Short Term Rentals within a 0.25 mile radius of the subject property. If approved, this would be the second special use short term rental in this area.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
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 single family dwelling and attached garage. The property fronts E Wilson Avenue. The property is in good standing with code enforcement. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) District to the south, east and west and Class R-4 (Single-Family Residential) District to the north. Surrounding land use is residential. Peoria Christian School is to the west, at the end of Wilson Avenue.

History

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	Not in the City
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	No	Condition to replace the driveway with an all-weather, dustless surface.
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:

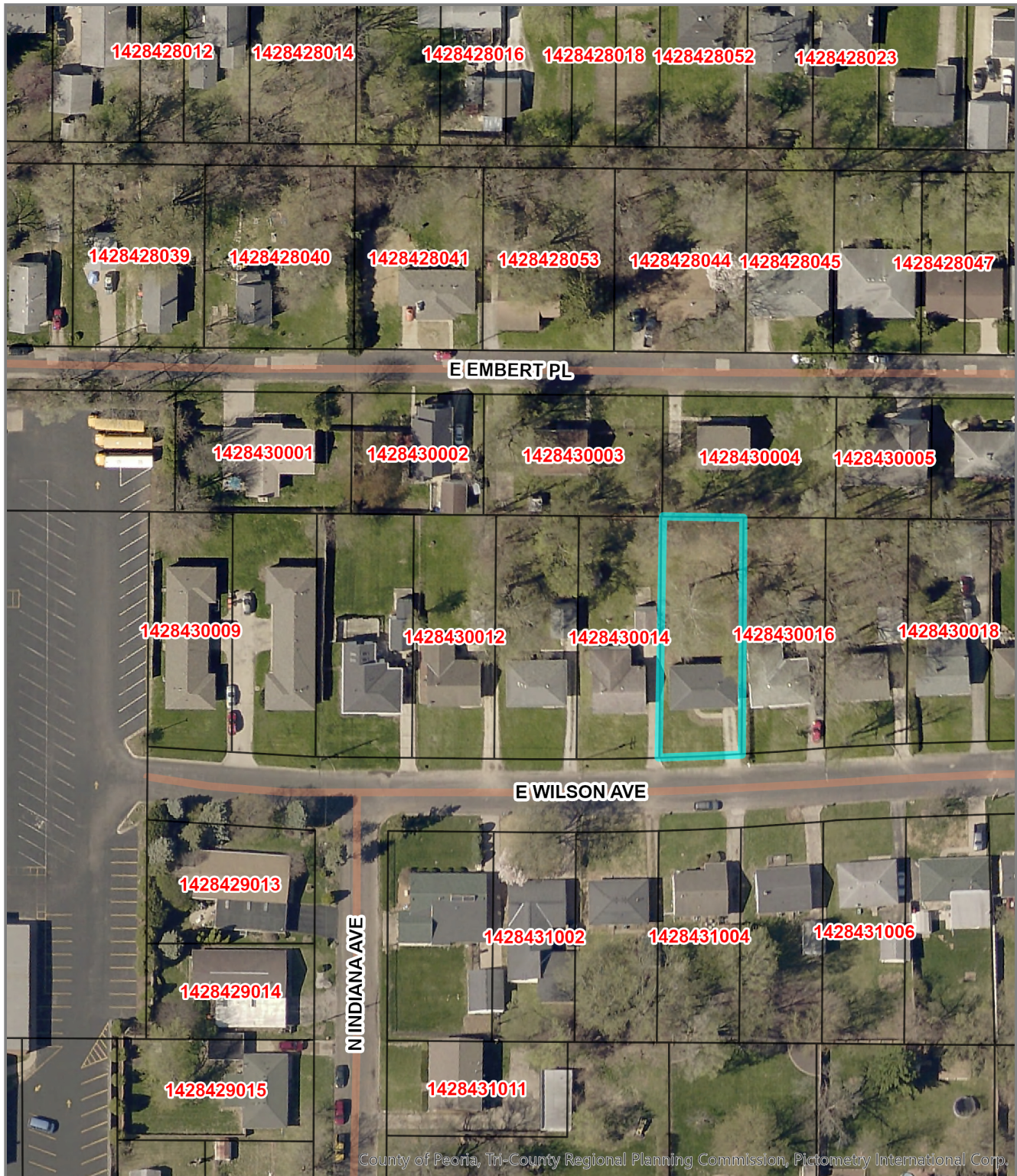
1. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. Any work in the right-of-way requires a permit from the Public Works Department.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of four (4) total persons.
7. 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.
8. 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. Site Plan
4. Applicant's Description of the Use
5. Photos – Existing Conditions

601 E Wilson Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



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

Map Scale
1 inch = 100 feet
 6/1/2022

601 E Wilson Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



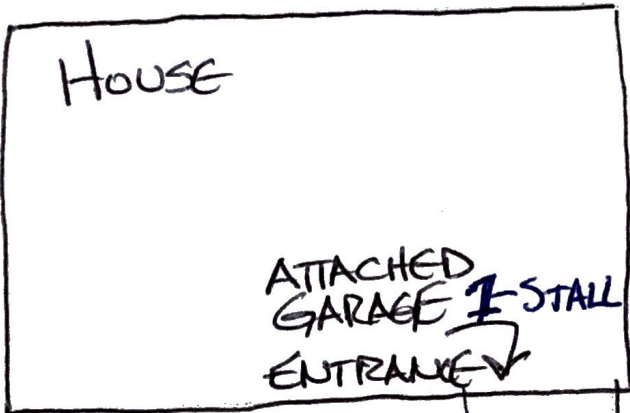
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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

Map Scale
1 inch = 50 feet
 6/1/2022

56

1428430015

161



56.1

DRIVEWAY

ON STREET PARKING

601 E. Wilson, Peoria, IL, 61603

The property is a 852 square foot, 2 bedroom, 1 bath, 1 car attached garage, no basement single family dwelling. The property has a gravel driveway. I am under contract with Remelius Concrete to have a concrete driveway poured the last week of August 2022. We plan on having a maximum 4 guests at one time.

The bedroom sizes are as follows:

Bedroom 1 is 122 square feet the dimensions are 10' 2" wide by 12' long.

Bedroom 2 is 133 square feet the dimensions are 11' 1" wide by 12' long.

There is parking on the driveway and in the garage. There is also on street parking allowed by the city in front of the property.

The property has previously been rented and managed as a long term rental by me and my wife. Our tenant is vacating the property and we would like to utilize this property as a short term rental. Our policies will follow the rules, regulations, and laws set forth by the city of Peoria regarding short term rentals.

If you have any questions or need anything else from me please email me or contact me at 309-258-7615. Thank you for your time.

Steven Ringenberg

Exterior Photos – 601 E Wilson Ave



