



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Josh Naven)  
**DATE:** June 2, 2022  
**CASE NO:** PZ 873-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Hill, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2303 W Marquette St (Parcel Identification No. 18-18-255-018), Peoria, IL (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The applicant is requesting to obtain a Special Use for a short term rental at 2303 W Marquette Street in an existing single family residence. The intended use is to rent two individual rooms on the main floor to a maximum of 1 overnight guest per room 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	Single family residential short term rental. The dwelling unit has two bedrooms on the main floor for rent.	None	Additional dwelling units cannot be added to the structure. 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	Maximum of 1 overnight guest per bedroom on the main floor for the short term rental.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of ten persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Parking is available adjacent to the existing garage and on the street.	None	The existing driveway from the alley is in disrepair/overgrown. The drive must be replaced with a compliant hard-surfaced material.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not located within a Neighborhood Association.	None	If approved, this would be the first special use Short Term Rental in this area. The 3% cap allows up to 18 special use Short Term Rentals within the .25 mile buffer.

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 currently developed with a single-family dwelling. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) in all directions. Surrounding land use is residential.

### **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	No	Condition to replace driveway at alley access point adjacent to the garage.
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:

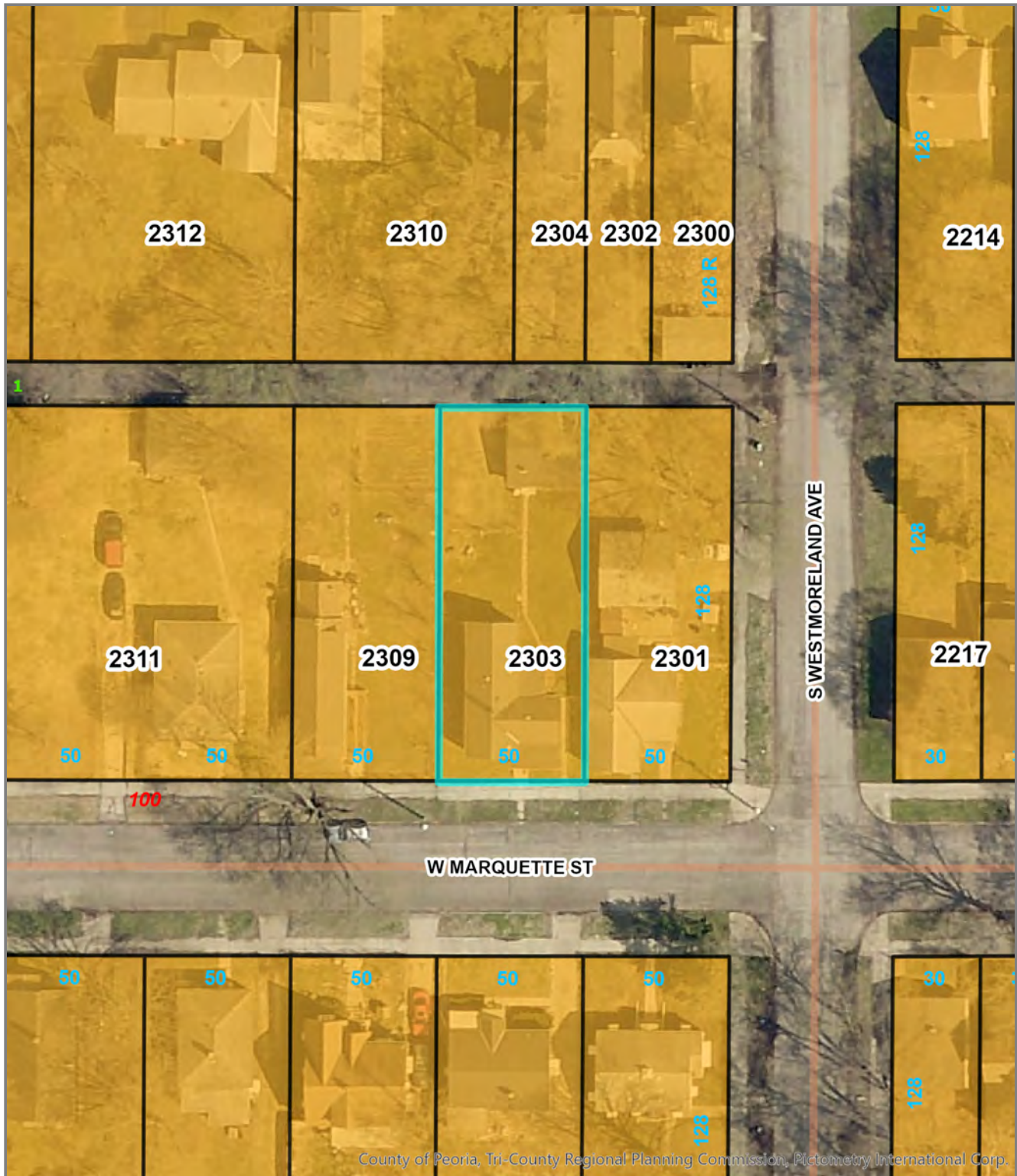
1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building & Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of one (1) guest per bedroom on the main floor.
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.
9. The driveway from the alley shall be replaced with an all-weather dustless surface such as asphalt or concrete. Appropriate driveway permits shall be obtained.

**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. Photos – Existing Conditions
4. Use Description
5. Site Plan

# 2303 W Marquette St



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**  
5/26/2022



Photos of Site

Front



Driveway



Steve Hill

2303 W Marquette

Description of Use:

1 personal private office

1 family/person for short/long term occupancy through AirBNB website.

Number of guest:

1 guest per booking

Bedrooms:

1<sup>st</sup> bedroom: 12x15

2<sup>nd</sup> bedroom: 12x12

Den: 12x14

Operated:

\*1 guest per booking at a time (3 spaces to choose from)

\*Check in 3pm. Check out 11am

\*Two parking spots in front of house.

\* 2 additional parking spots in the back of the house.

Policies:

\*No loud music

\*No parties

\*No guest

\*Silent hours 10pm to 6am



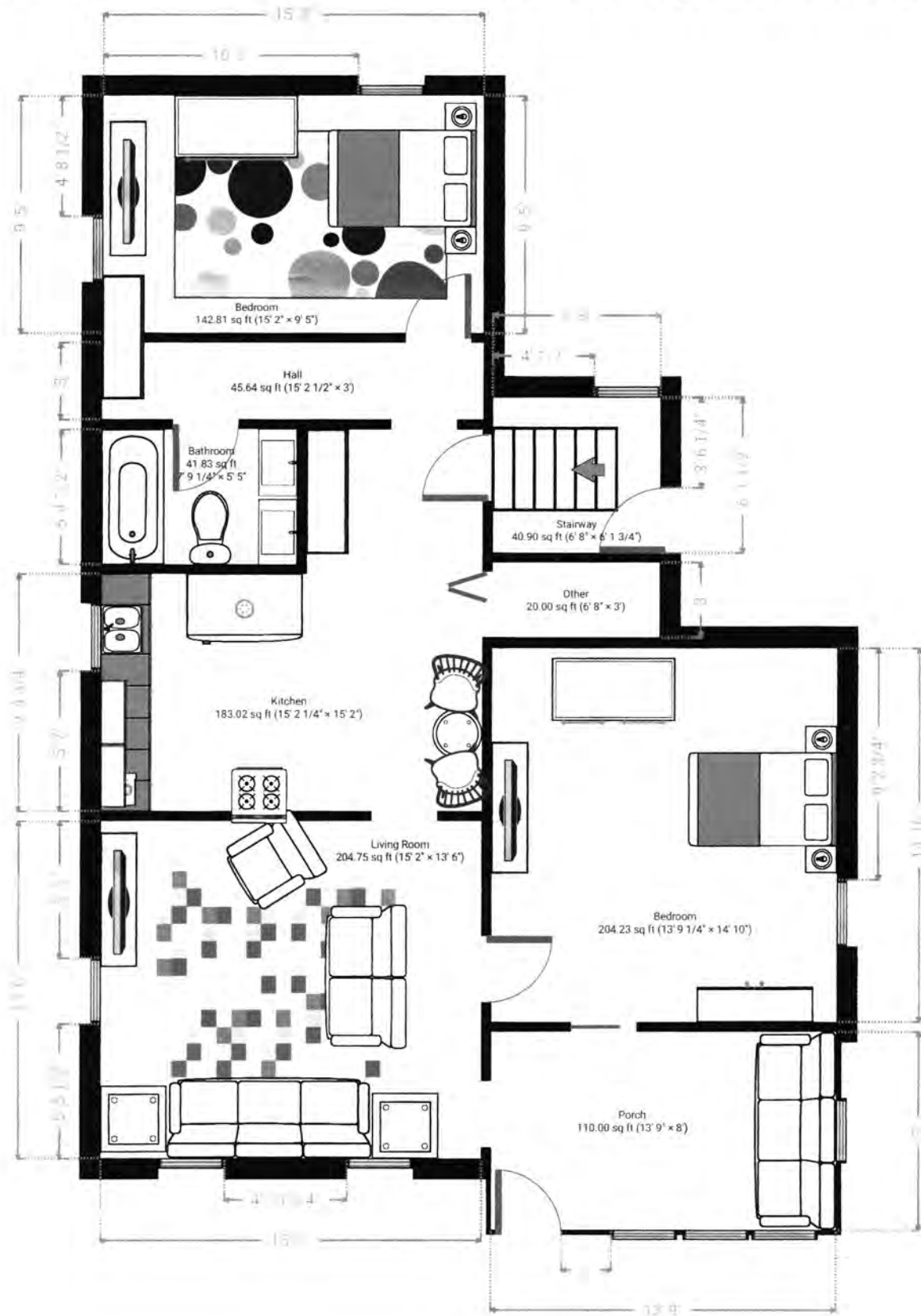
# Project 1

2303 W Marquette St, 61605 Peoria, IL, United States  
TOTAL AREA: 1041.46 sq ft • LIVING AREA: 1041.46 sq ft • FLOORS: 1 • ROOMS: 4



## ▼ Ground Floor

TOTAL AREA: 1041.46 sq ft • LIVING AREA: 1041.46 sq ft • ROOMS: 4

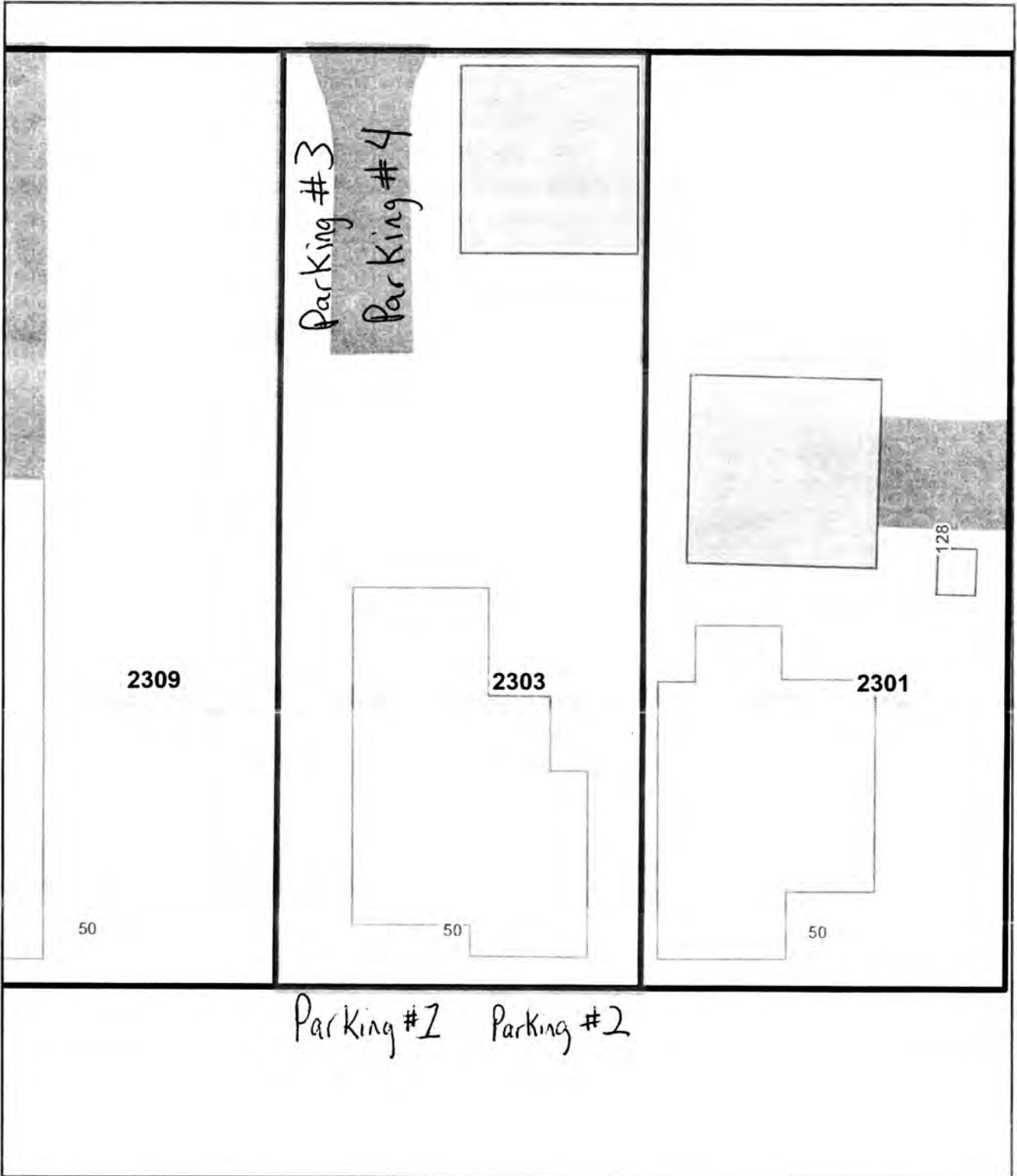


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2303 W Marquette St



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Map Scale  
**1 inch = 20 feet**  
5/11/2022