

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-2 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 5525 N BRIARCREST CT (PARCEL IDENTIFICATION NO. 14-17-478-015), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-2 (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 November 3, 2022, 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:

A PART OF LOTS 227 AND 228 OF NORTHMOOR HILLS, DIVISION VII, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 227, THENCE NORTH 0 DEGREES 06 MINUTES EAST (BEARINGS BASED ON ASSUMED DATUM) ALONG THE WEST LINE OF LOT 227, 65.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING THENCE NORTH 64 DEGREES 17 MINUTES 06 SECONDS EAST ALONG THE NORTHERLY LINE OF LOT 227, 75.95 FEET; THENCE NORTH 79 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTHERLY LINE OF LOTS 227 AND 228; 181.51 FEET TO THE NORTHEAST CORNER OF LOT 228; THENCE SOUTH 34 DEGREES 07 MINUTES 11 SECONDS WEST, 229.80 FEET TO A POINT ON BRIARCREST COURT; THENCE WESTERLY ALONG THE RIGHT OF WAY LINE OF BRIARCREST COURT; ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 55.7 FEET; THENCE NORTH 27 DEGREES 52 MINUTES 19 SECONDS WEST, 138.70 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA IN THE STATE OF ILLINOIS.

Said Ordinance is hereby approved per the submitted Parking Plan (Attachment A) and 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 eight (8) guests. Of the maximum occupancy allowed, no more than six adult 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.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-2 (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

_____ DAY _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel