



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (prepared by Kerilyn Weick)

**DATE:** May 11, 2023

**CASE NO:** PZ 1321-2023

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Dimitri Atanasov of The Midwest Concierge, for Dawn M Siegel Trust, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 4733 N Edgebrook Drive (Parcel Identification No. 14-21-301-025), Peoria, IL (Council District 3)

## **SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The applicant is requesting to obtain a Special Use for a short term rental at 4733 N Edgebrook Drive 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 5 guests (4 adults) in the short term rental. The dwelling has two bedrooms.	None	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 5 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	One parking space in the attached garage. Additional parking on the driveway or street.	None	The site plan identifies one legal parking space in the garage. The driveway could accommodate a second vehicle, however, all spaces would not be independently maneuverable. On-street parking is 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 third special use short term rental in this area.
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 0.2 acres and is developed with a single family dwelling and detached garage. Vehicle access is from N Edgebrook Drive. 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 north, south, and east and Class C-2 (Large Scale Commercial) District to the west. Surrounding land use is residential to the north, south, and east and commercial to the west (Glen Plaza shopping center).

### **History**

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	Not in City Limits
1958 - 1963	Not in City Limits
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	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. Occupancy of the short term rental shall not exceed five (5) guests.

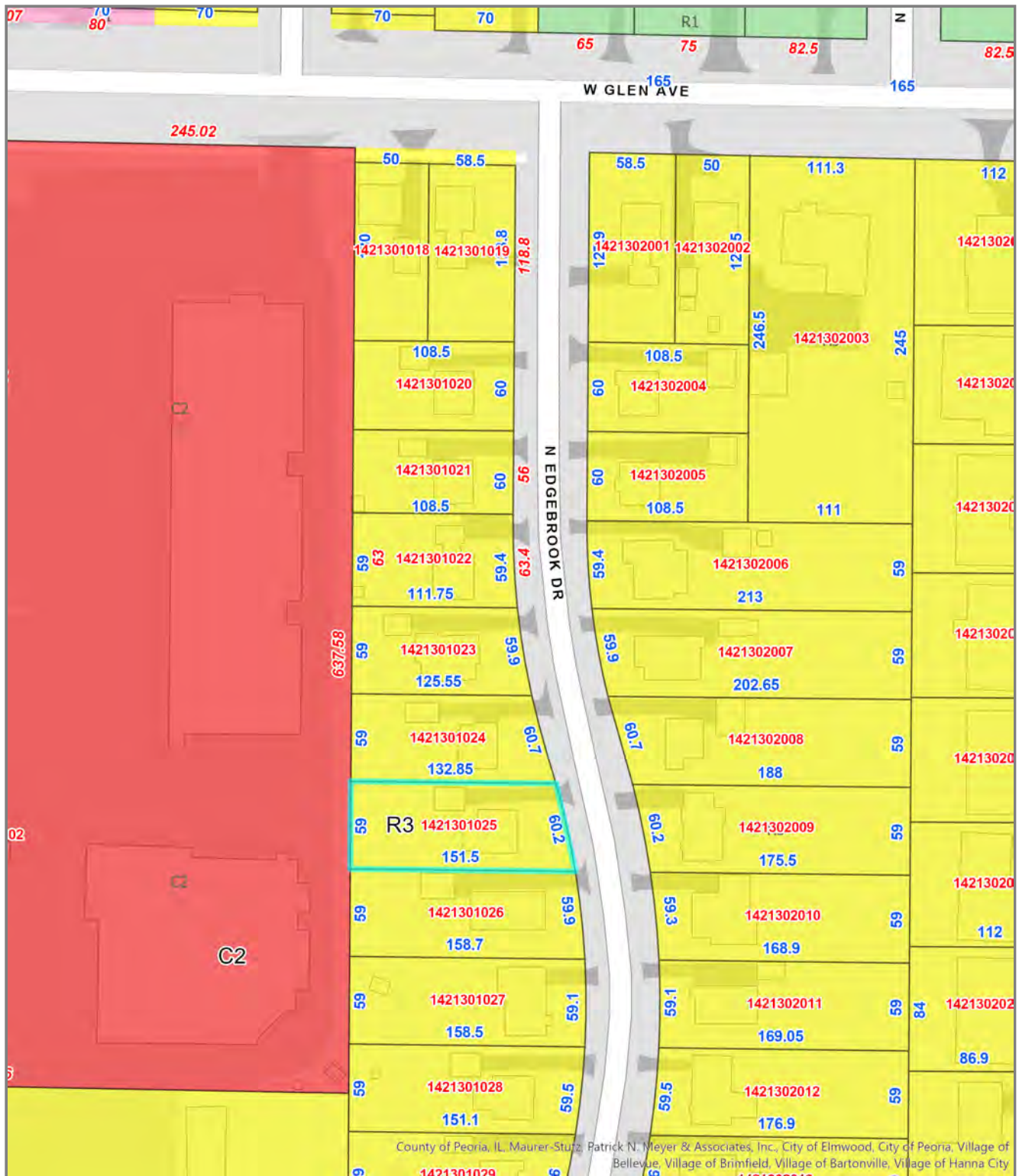
6. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & 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.

**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 meetings 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. Site/Parking Plan
5. Photos – Existing Conditions

## Zoning 4733 N Edgebrook Dr

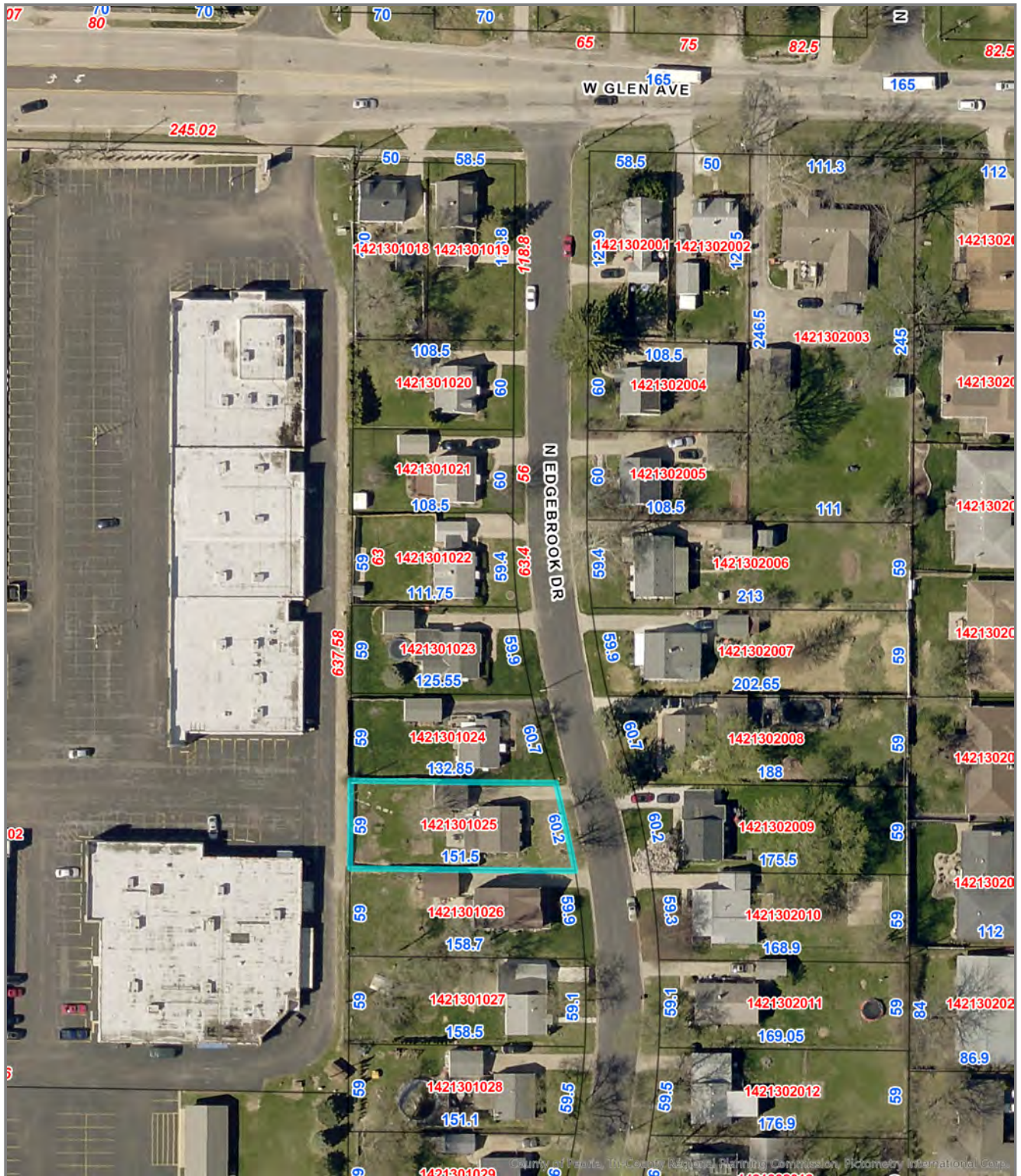


*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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  
4/21/2023



# 4733 N Edgebrook Dr



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Description and business model:

4733 N Edgebrook Drive is a 2 bedroom, single family home. The Midwest Concierge is requesting, on behalf of the owner, a special use permit for a short term rental for up to 5 guests. The property is completely remodeled with large back yard and ample parking.

Bedroom sizes:

Bedroom1: 13'X14'

Bedroom 2: 11'X12'

Property has a detached one car garage, as well as, a long paved driveway suitable for 2 vehicles

Request is for a non owner occupied short term rental that will house up to 4 adults, 5 guests total.

The Midwest Concierge:

- Has a long track record of operating short term rental properties within the City of Peoria.
- Currently successfully operates 2 short term rentals within the city of Peoria. We have operated short term rentals for over 2 years.
- Target market for our rentals are traveling physicians, people relocating to Peoria, people in town for sporting events, etc.
- We have strict no parties, events, or outside guests. We have a strict noise avoidance policy and quiet hours between 10pm and 7am.

We have enacted certain policies that help us screen and ensure that the above is followed: We have a strict 3 day minimum length of stay; We do not rent to guests with new profiles, or without positive reviews; we do not rent to guests from the area, unless they have contacted us, and have a legitimate need for the property (hosting family from out of town, having a wedding/funeral/family event, etc); we will install outdoor security monitoring camera system, which will allow us to remotely monitor number of vehicles and number of guests coming into the property.

In the event that any of the policies are not followed, we will terminate the stay immediately (note that we have not had any issues to date).

- Property is to have scheduled landscaping services, and is to be kept in pristine condition.

Regards, Dimitri



4733 N Edgebrook Drive – Parking Plan





## 4733 N Edgebrook Drive – Existing Conditions

