



# PLANNING & ZONING COMMISSION

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

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

**DATE:** October 7, 2021

**CASE NO:** PZ 500-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Mufid Jarrah to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 110 E Briarwood Court (Parcel Identification No. 14-33-451-017), Peoria IL (Council District 3).

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for short term rental at 110 E Briarwood Court in an existing single family dwelling. The petitioner intends to rent the dwelling to transient guest(s) for a period less than thirty (30) consecutive days. Such use is considered a short term rental.

A short term rental, in a single family residential district, that is not occupied by the property owner, must receive special use approval in addition to the following registration/licensing requirements:

1. The owner shall comply with the residential property registration code of the City of Peoria.
2. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Short term rental.	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	Occupancy of the short term rental is 2 guests.	N/A	The use may not exceed the 2018 IBC Residential Group R-3 occupancy. Condition to install fire extinguishers and interconnected smoke detectors in compliance with fire code.
License and Registration	Obtain yearly Hotel Motel License and comply with the residential registration code.	N/A	Compliance is a condition of maintaining the special use.
Parking	Off-street parking in the two-car garage and paved driveway.		The parking plan identifies 2 legal off-street parking spaces in the detached garage.

## **BACKGROUND**

### **Property Characteristics**

The subject property is 0.1 acres and is developed with a single family dwelling with a detached garage. Under the current ownership there have been no property maintenance violation cases. Vehicle access to the detached garage is via a driveway from Briarwood Court. The property is in the Class R-4 (Single-Family Residential) District. Adjacent zoning is Class R-4 (Single-Family Residential) to the south, east and west and Class R-6 (Multi Family Residential) to the north. Adjacent land use is residential and offices for the Children's Home Association of Illinois.

### **History**

Zoning class has consistently been low density residential.

<b>Date</b>	<b>Zoning</b>
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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	Condition to install fire extinguisher and smoke detectors.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Maintain compliance with the parking plan.
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 detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. The owner shall comply with the residential property registration code of the City of Peoria.
4. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
5. Additional dwelling units cannot be added to the single family dwelling.

**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.

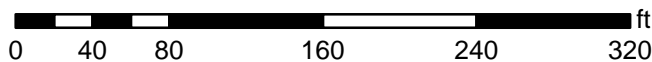
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Image
3. Photos – Existing Conditions
4. Parking Plan

# Zoning 110 E Briarwood Ct



1 inch = 100 feet

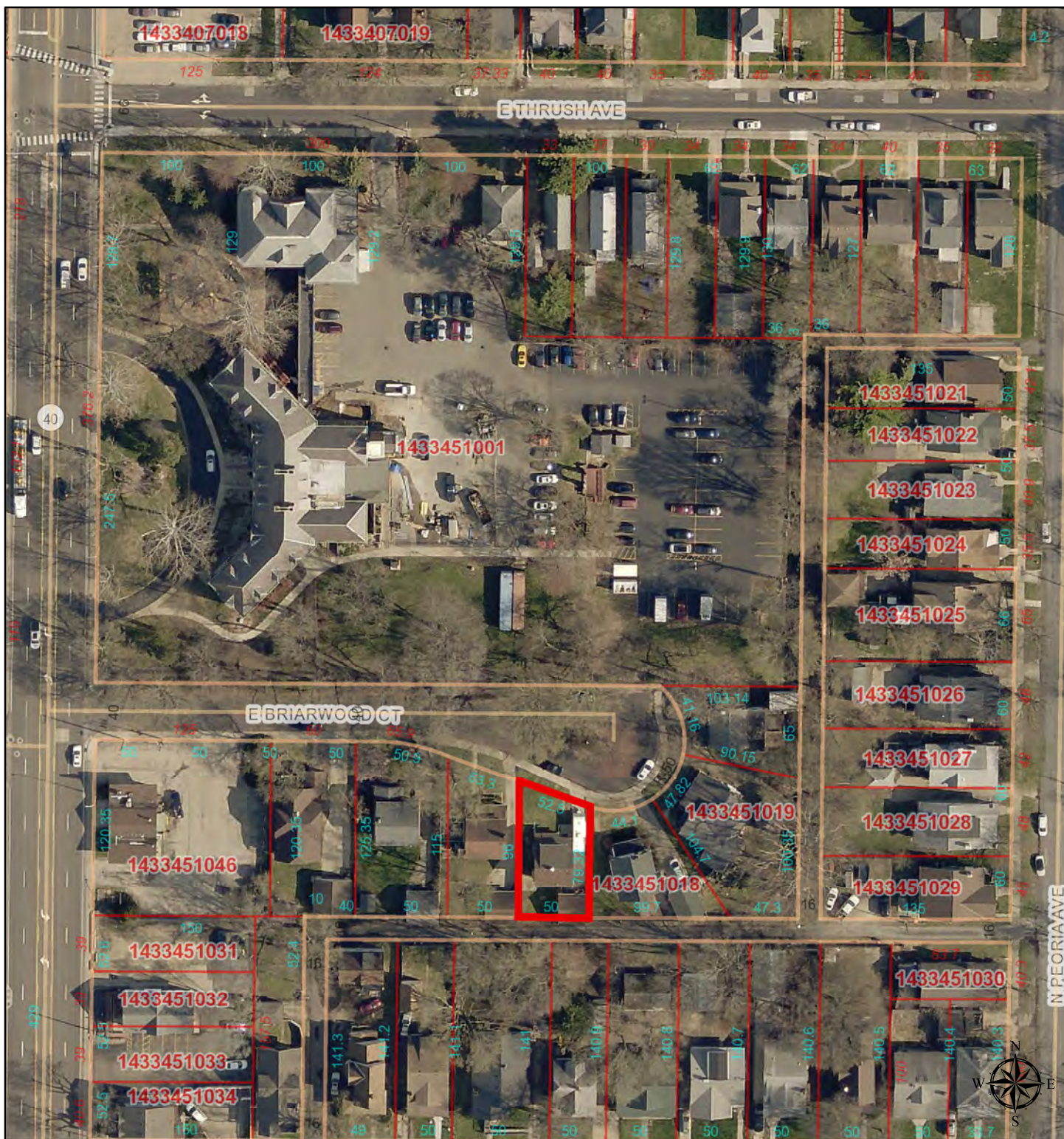


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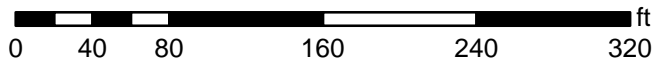
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# 110 E Briarwood Ct



1 inch = 100 feet



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110 E Briarwood Ct



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Map Scale  
**1 inch = 25 feet**  
9/14/2021

