



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 6, 2022
CASE NO: PZ 627-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Carissa Duran to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 1522 E Paris Avenue (Parcel Identification No. 14-27-404-033), 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 1522 E Paris Avenue in an existing single family dwelling with three 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 three 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 6 guests in the short term rental. The dwelling has three bedrooms.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 6 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	One off-street parking space on the paved driveway.	None	The site plan identifies one legal off-street parking space. On-street parking is also available on E Paris Avenue.
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 8 special use Short Term Rentals within a 0.25 mile radius of the subject property.
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 0.47 acres and is currently developed with a single family dwelling and detached garage. The property fronts E Paris Avenue, abuts the E War Memorial Drive right of way and abuts an unimproved alley. Vehicle access to the property is from E Paris Avenue only. 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. Surrounding land use is residential and place of worship.

History

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	A (One Family Dwelling)
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	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 the standards set forth in the Building and Fire Code of six (6) total persons.

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 meeting all applicable code requirements through all phases of the development.

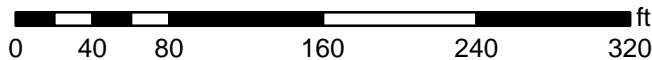
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Applicant's Description of the Use
4. Site Plan
5. Photos – Existing Conditions

1522 E Paris Ave - 2019 Aerial + Zoning



1 inch = 100 feet



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

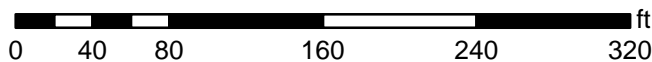
Peoria County, IL
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1522 E Paris Ave - 2019 Aerial



1 inch = 100 feet



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1522 East Paris Avenue, Peoria, IL

Description of the use

The 1522 East Paris Ave. will be used as an Air BnB property.

Number of guests: It can hold from 1-6 guests at a time.

Number and size of bedrooms: There are 3 Bedrooms

Room 1: Area: 100ft

Length: 10ft

Width: 10ft

Room 2: Area: 150ft

Length: 15ft

Width: 10ft

Room 3: Area: 160ft

Length: 16ft

Width: 10ft

How operated: It will be operated as an Air BnB through their website, and managed by myself and a local friend. People will login on the Air BnB website book a stay, self-check in after 3 PM, then on the day of their checkout we send out cleaning team in to clear the property and check for any deficiencies before the next guest checks in.

Policies: Policies are as follows

House rules

Check-in: After 3:00 PM

Checkout: 11:00 AM

Self-check-in with lockbox

Not suitable for infants (under 2 years)

No smoking

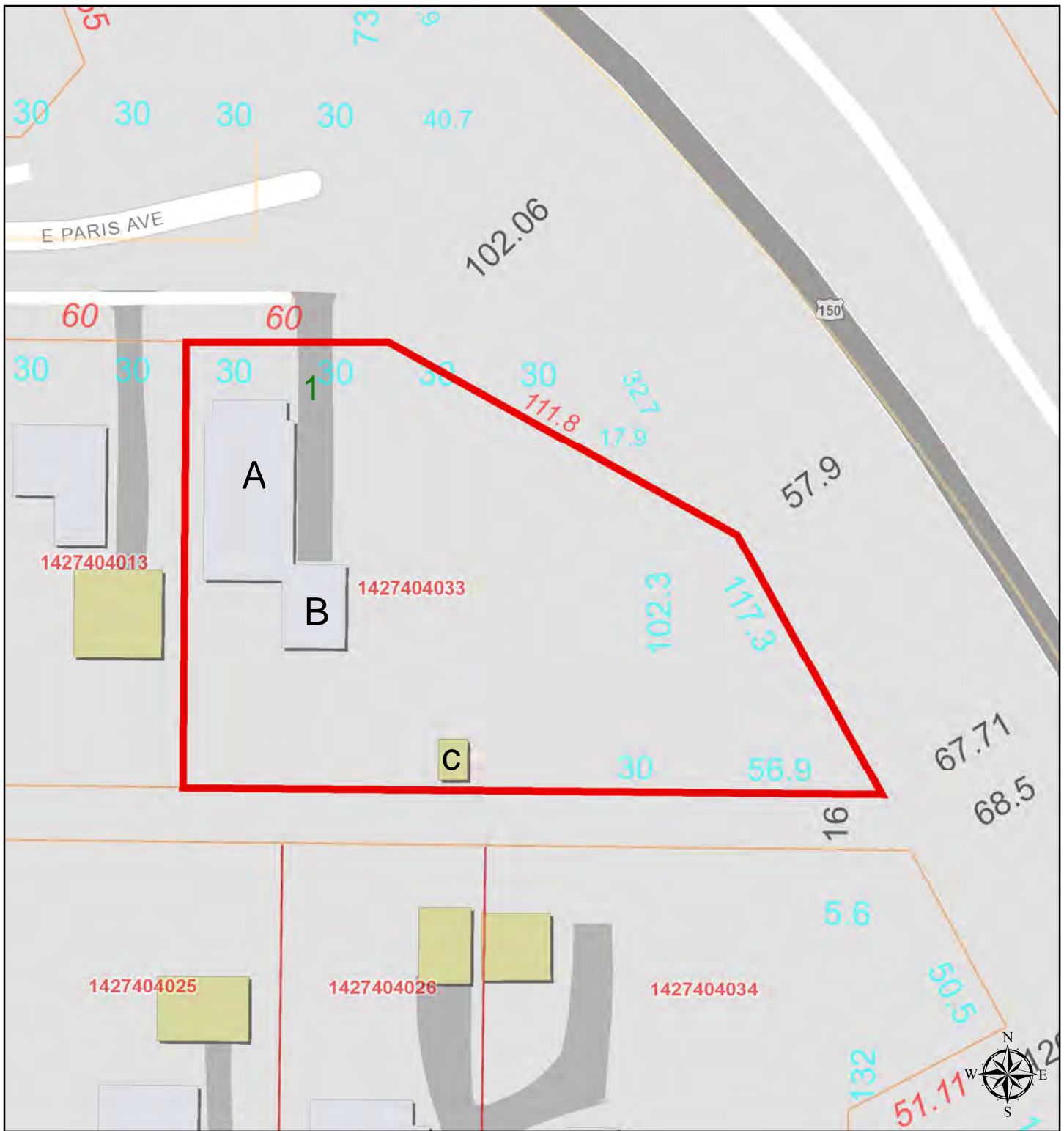
No parties or events

Pets are allowed

Additional rules: Please be aware there will be a late checkout fee of \$25 for guests who check out after 11am on check out day, unless arrangements are made prior to with the host. Thank you for your understanding!

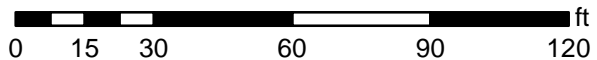
Property maintenance plan: The lawn is maintained by L&M Landscapes. Currently there are no maintenance issues for this property, but we work with local Real Estate agents who have given us a list of "Electricians, Plumbers, Landscapers, ect". These local tradesmen's operate on a 24/7 on call for emergency if needed by the Air BnB guest.

1522 E Paris



Building #A is the 1522 E Parris residence that will be used for the Air BnB, it is a 3 bedroom, 1.5 bath that is "1414 square feet."
 Building #B is the garage, this building is not in use. Off-street parking is provided on the paved driveway.
 Building #C is a small shed that is in the back of the property that is not in use.

1 inch = 42 feet



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