



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** January 6, 2022  
**CASE NO:** PZ 663-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Kavan Shay and Mari Halliday of JEG Properties, LLC to obtain a Special Use in a Class R-2 (Single Family Residential) District for a Short Term Rental for the property located at 620 W Mount Hawley Terrace, (Parcel Identification No. 14-04-302-021) Peoria, IL (Council District 5)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for a short term rental at 620 W Mount Hawley Terrace in an existing 1,152 sq. ft. 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.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Whole House 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	Up to 6 guests in the short term rental. The house has three bedrooms.	None	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	Parking in the one-stall attached carport and on the paved driveway. On-street parking is available on Mt Hawley Terr.	None	The site plan identifies one legal off-street parking space in the attached carport. The paved driveway could accommodate a second vehicle however, this space would not meet the definition of a legal parking space. On-street parking is available on Mt Hawley Terr.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not located within a designated Neighborhood Association.	None	This is the first application for a special use Short Term Rental. The 3% cap allows up to 4 within a 0.25 mile radius.
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 contains 0.18 acres of land and is currently developed with a one-story single family dwelling with an attached carport. The property is zoned Class R-2 (Single Family Residential) and surrounded by Class R-2 (Single Family Residential) zoning.

### **History**

The structure was built in 1963 as a single family residence.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R2 (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 for Special Use</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 extinguishers, smoke alarms, carbon monoxide detectors
No injury to other property or diminish 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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
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 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. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.

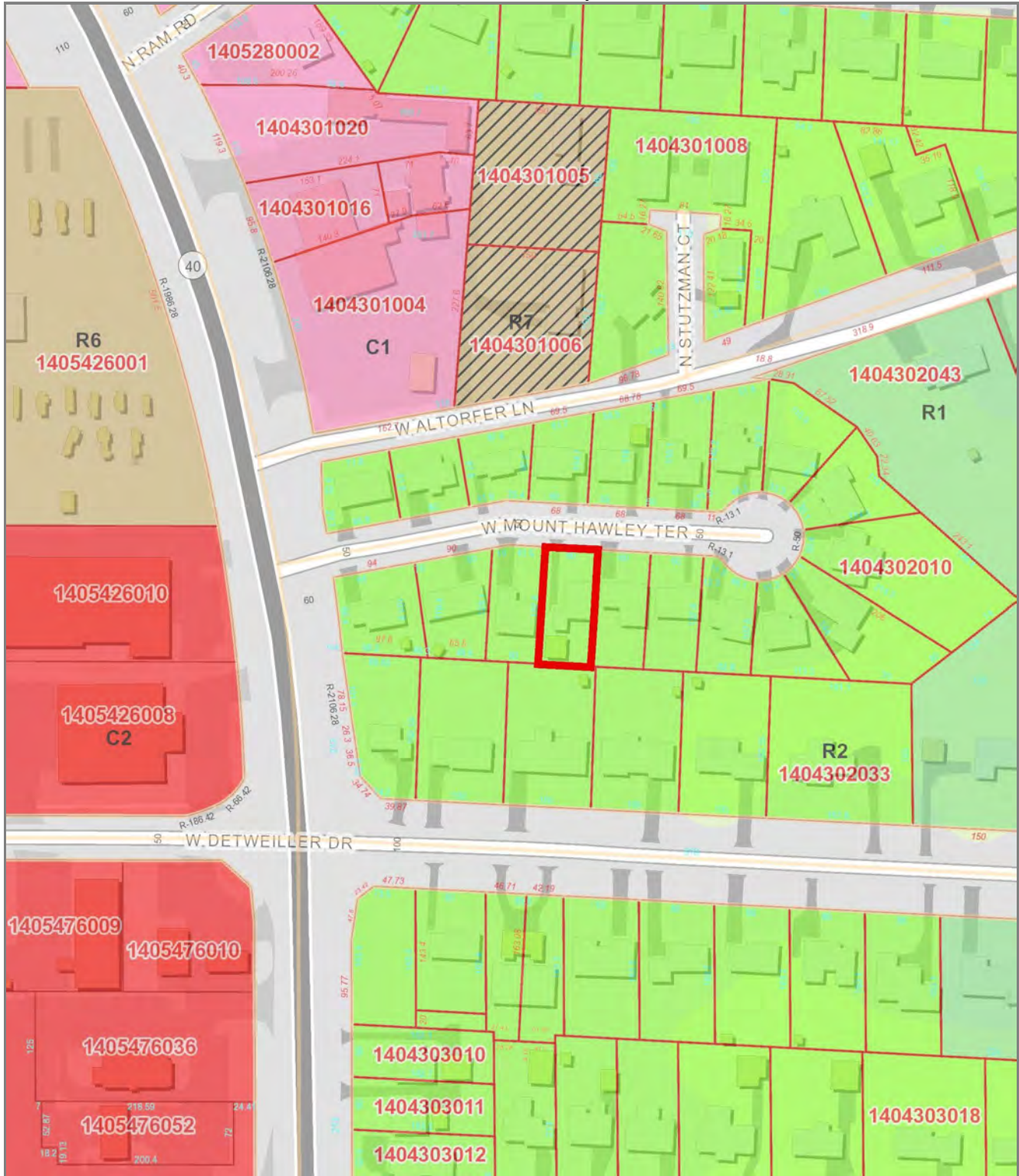
6. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning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

**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 Photo
3. Description of Use
4. Site Plan
5. Photos

# 620 W Mount Hawley Terr



*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 = 167 feet**  
 12/17/2021



620 W Mount Hawley Terr



*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 = 42 feet  
12/17/2021



# 620 West Mount Hawley Terrace - Peoria, IL 61615

---

Parcel# 14-04-302-021

## Description of Use:

AirBnB that stays up to 6 guests – 1152 sq. ft., 3 bedroom, 1 full bathroom – Ranch home on a slab. Situated on a quiet, dead-end street, close to shopping and restaurants. Kitchen with adjoining informal dining, walk-out access, mud room area and plenty of parking. The spacious 3 bedroom will give space for everyone. Easy access to interstate.

## During Your Stay:

You will have full privacy your entire stay. Managed by a Superhost, who is experienced, highly rated and is committed to providing great stays for guests. Your comfort and enjoyment is our number one priority!

## House Rules:

- Check-in: After 4:00 PM
- Checkout: 10:00 AM
- Self check-in with smart lock
- Not suitable for infants (under 2 years)
- No smoking
- No pets
- No parties or events

## Additional Rules:

- Any of the house rules being broken there is a \$200 fine.
- Absolutely no parties.
- No smoking allowed, \$200 fine.

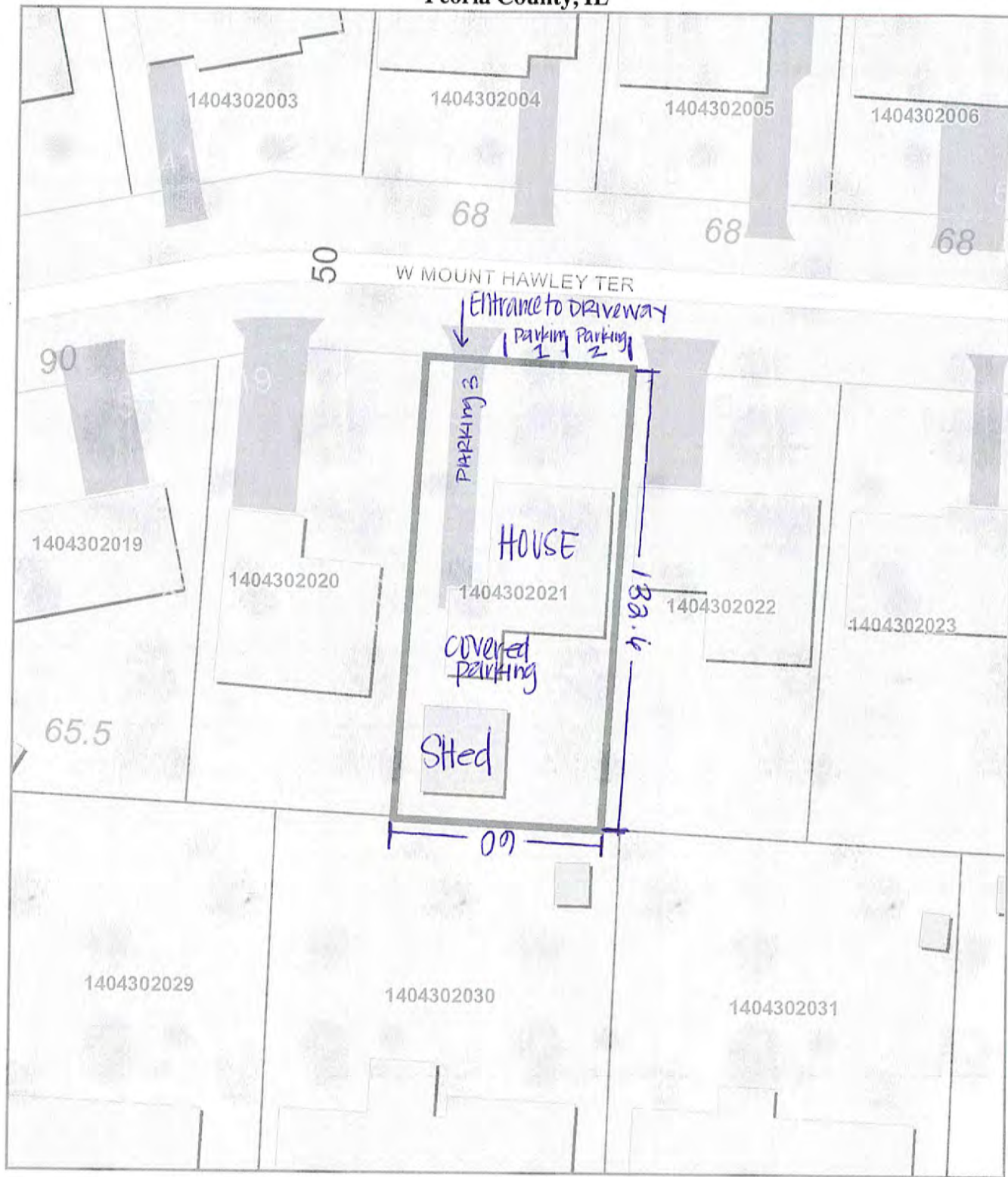
## Health & Safety:

- Committed to Airbnb's enhanced cleaning process.
- During the COVID-19 pandemic, all hosts and guests must review and follow Airbnb's social-distancing and other COVID-19-related guidelines.
- Security camera/recording device — Front door and back-door ONLY security cameras on the outside.
- Carbon monoxide alarm
- Smoke alarm

## You must also acknowledge:

- Security Deposit - if damage is done to the home, fines could be up to \$200.

### Peoria County, IL

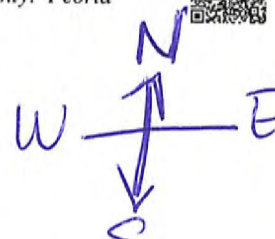


*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 42 feet**  
 12/7/2021



620 W. Mount Hawley Terrace  
 Peoria IL 61615





Parcel ID	1404302021	Total Living Area Sq. Ft.	1,152
Owner Name	JEG PROPERTIES LLC	Main Living Area Sq. Ft.	1,152
Owner Address 1	620 W MT HAWLEY TERR	Basement Sq. Ft.	0
Owner Address 2		Finished Basement Sq. Ft.	0
Owner City	PEORIA	Recreation Area Sq. Ft.	0
Owner State	IL	Attached Garage Sq. Ft.	0
Owner Zip	61615	Detached Garage Sq. Ft.	0
Property Type	Single-Fam	Air Conditioning	Y
Property Address	620 W MT HAWLEY TER	Bedrooms	3
Property City	PEORIA	Full Baths	1
Property State	IL	Half Baths	1
Property Zip	61615	Fire Places	0
Tax Code	001	Grade	C
Neighborhood Number	30500	Condition	Average
Legal Description	WEBER'S GULCH SUB SW 1/4 SEC 4-9-8E LOT 17	Land Assessment	\$6,650
House Style	Ranch	Building Assessment	\$25,160
Stories	1 Story	Total Assessed Value	\$31,810
Exterior Construction	Masonry	Bldg Assmt Per SqFt	\$21.84
Year Built	1963	Acres	0.18
Effective Year Built	1963		

*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 = 42 feet**  
 11/15/2021





# 620 West Mount Hawley Terrace - Peoria, IL 61615

---

Parcel# 14-04-302-021

FRONT



WEST SIDE



# 620 West Mount Hawley Terrace - Peoria, IL 61615

---

Parcel# 14-04-302-021

EAST SIDE



BACK

