

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 303 W COLUMBIA TERRACE (PARCEL IDENTIFICATION NO. 18-04-181-019), PEORIA, IL**

WHEREAS, the property herein described is now zoned in a Class R-4 (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 January 6, 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 Lot 1 in Block 3 in ARMSTRONG'S ADDITION to the City of Peoria, more particularly bounded and described as follows, to wit: Commencing at a point in the Northerly line of Columbia Terrace 90 feet East from the intersection of the East line of the North and South alley in said Block with Columbia Terrace, thence East along said Northerly line of Columbia Terrace 45 feet; thence at right angles North and parallel with Bigelow Street 135 feet; thence at right angles West and parallel with Columbia Terrace 41 feet; thence at right angles North and parallel with Bigelow Street 45 feet to the alley running East and West in said Block; thence at right angles West along the Southerly line of alley, 4 feet, thence at right angles South parallel with Bigelow Street 180 feet to the Place of Beginning, situated in Peoria County, Illinois

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following waiver and conditions:

1. Waiver to increase the cap on special use short term rentals in the Randolph Roanoke Neighborhood Association to 4% or one (1) total.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Occupancy of the short term rental shall not exceed six (6) total guests.

6. Additional dwelling units cannot be added to the single family dwelling.
7. 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.
8. 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-4 (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