



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: August 5, 2021
CASE NO: PZ 379-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel Armich to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1514 W Columbia Terrace (Parcel Identification No. 18-05-326-002), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for short term rental at 1514 W Columbia Terrace in a two story duplex. The petitioner intends to rent one or both of the dwelling units 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 for one or both dwelling units. One unit per floor. One unit may continue to be used for month-to-month or longer residential occupancy.	None	Additional dwelling units cannot be added to the duplex. 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 a short term rental unit will not exceed 4 guests.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy. Condition to install fire extinguisher 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	Four off street parking spaces on paved surface.	Waiver to allow two off-street parking spaces in the side yard with less than a 4 foot setback from the side yard lot line.	Condition that the driveway surface must be repaired and maintained as an all-weather, durable and dustless surface. Gravel is not allowed.

BACKGROUND

Property Characteristics

The subject property is 0.12 acres and is currently developed with a two story dwelling and paved driveway which extends from Columbia Terrace to the alley behind the property. The property is zoned Class R-4 (Single-Family Residential). Surrounding zoning is Class R-4 (Single-Family Residential). The property is part of the Uplands neighborhood. Surrounding land use is residential.

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	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.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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	Condition to repair the driveway.
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	No	Waiver to allow parking in the side yard setback
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 waiver and conditions:

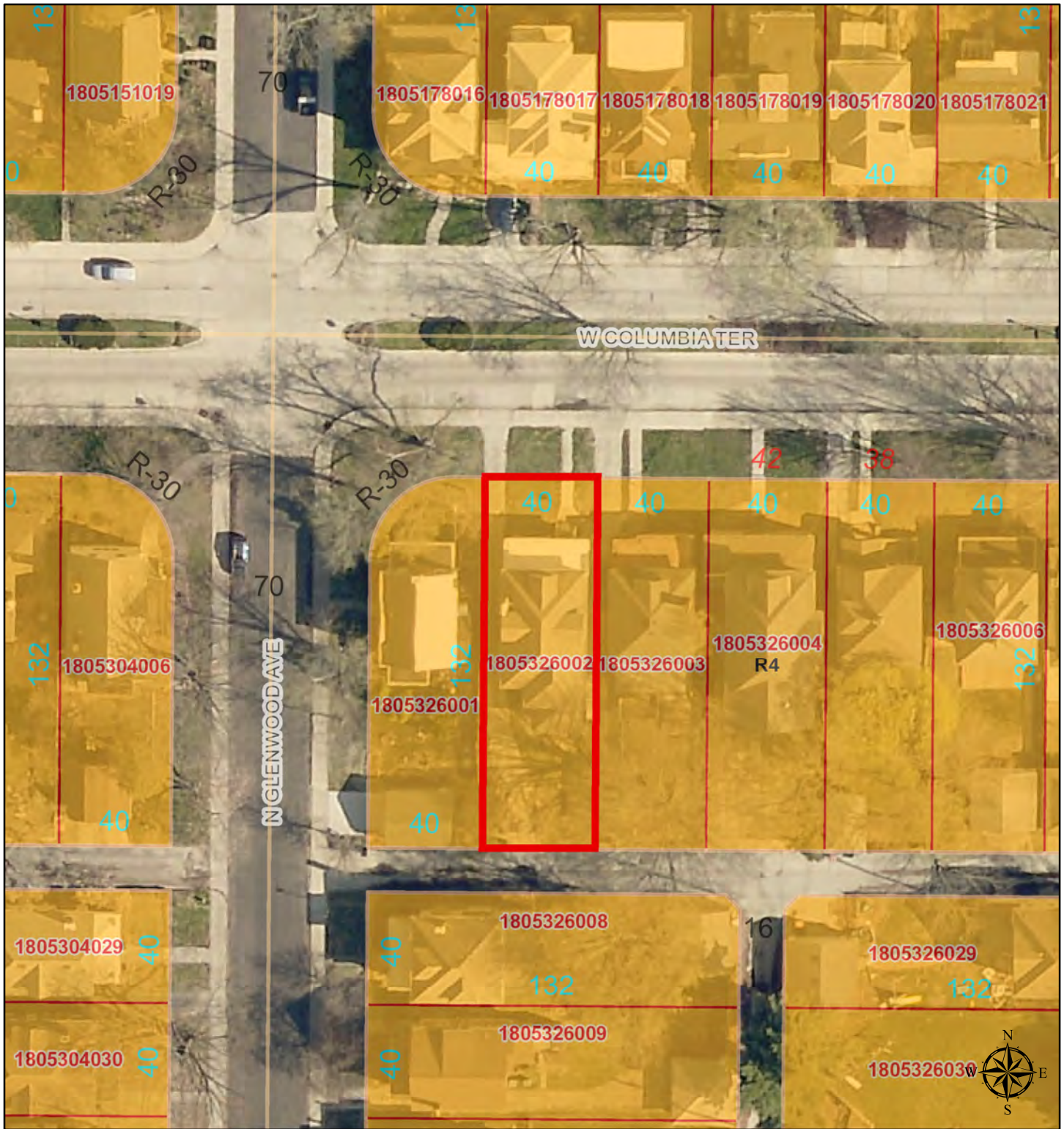
1. Waiver to allow two off-street parking spaces in the side yard with less than a 4 foot setback from the side yard lot line.
2. Driveway surface must be repaired and maintained as an all-weather, durable and dustless surface.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
4. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
5. The owner shall comply with the residential property registration code of the City of Peoria.
6. 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.
7. Additional dwelling units cannot be added to the duplex.

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.

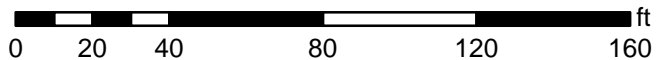
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Photos – Existing Conditions

Zoning 1514 W Columbia Terrace



1 inch = 50 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

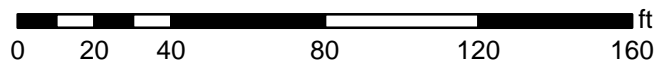
Peoria County, IL
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1514 W Columbia Terrace



1 inch = 50 feet



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Special Use Application 1514 W Columbia Terrace.

Short Term Rental Use: AirBnB

Landscaping and Fencing: The subject property has neither fencing nor landscaping. All fencing and landscaping shown in pictures belongs to neighboring properties.

Parking Material: All parking is on concrete surfaces intended for vehicle traffic.

Parking Space Size: All parking space sizes are intended to be 20 foot long by 10 foot wide except for one vehicle where the concrete surface is 8 foot wide and the surrounding lawn area accommodates one to two feet width.

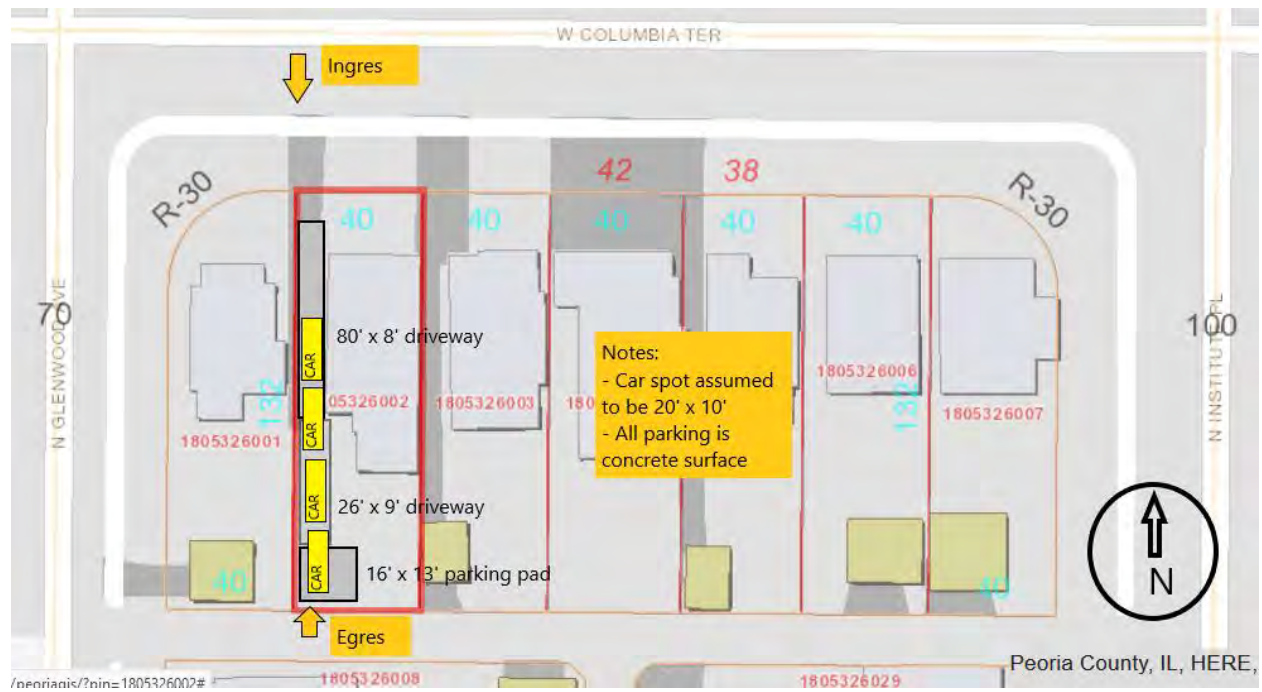
Items 1, 2, 3, 8, 10, 12, 13, and 14 are included.

Items 4, 5, 6, 7, 9, 11 are not applicable.

#14 – Land Use of adjacent parcels: R4

#13 – Legal Description of parcel (18-05-326-002)

THE UPLANDS SW 1/4 SEC 5-8-8E LOT 224











Kerilyn Weick

From: Jesse Mitchell <jesse@whiskeycityrentals.com>
Sent: Tuesday, July 27, 2021 7:21 AM
To: Kerilyn Weick
Subject: [External]1514 W. Columbia Terrace

Good Morning Kerilyn,

I hope this email finds you well. I am writing this morning to show my support for Dan and Jackie Armich as they seek to receive zoning approval for their proposed Air bnb at 1514 W. Columbia Terrace. I have lived in the neighborhood for the last 7 years and have been business partners with Dan for the last 4 as we have invested close to \$500,000 into homes on the West Bluff. He and Jackie are model examples of the types of people Peoria desperately wants and needs to support to continue to bring positive change to the surrounding area. I am not sure if you have seen any photos from what this house looked like before Dan and Jackie purchased it but it is amazing the job they did and the amount of effort it took. My hope is that the City will reward and support people like the Armichs and an excellent way to do that will be to approve their Airbnb. I'm sure there will be some complaints and hesitancy from neighbors, some valid and some misinformed, but my hope is the right decision will be made. Please feel free to reach out if you require anything from me or have any other questions.

Thanks and have a fantastic day.

Jesse Mitchell
Whiskey City Rentals
www.whiskeycityrentals.com

Kerilyn Weick

From: Rachel Mitchell <rachmitchell822@gmail.com>
Sent: Tuesday, July 27, 2021 9:48 AM
To: Kerilyn Weick
Subject: [External]1514 W Columbia Terrace.

Good morning,

I am writing you today to express my support for the zoning approval for the Air BnB at 1514 W Columbia Terrace. My name is Rachel Mitchell and my family and I live at 1114 N. Maplewood Ave and have for the last 7 years. The owners of 1514 W. Columbia Terrace, Dan and Jackie Armich, also live in the neighborhood. Before Dan and Jackie Armich purchased this property it was vacant and in disrepair. They have beautifully restored this property and it is extremely well maintained and taken care of. I walk or drive passed this property daily. I am in full support of this property being a short term rental. I believe that it will be an asset to our neighborhood as it will provide a place for friends, families, and guests traveling to our great city and neighborhood a wonderful place to stay while they are here. Thank you for your consideration.

Sincerely,
Rachel Mitchell
1114 N Maplewood Ave.
Peoria, IL 61606

Kerilyn Weick

From: Tory S. Dahlhoff <torydahlhoff@pm.me>
Sent: Wednesday, July 28, 2021 12:35 PM
To: Kerilyn Weick
Cc: Emily Dahlhoff
Subject: [External]Support for short term rental at 1514 W Columbia Terrace

To Whom it May Concern:

As homeowners in the Uplands neighborhood, we are in full support of allowing for a special use of the house at 1514 W Columbia Terrace as a short term rental.

The owners of the property are upstanding, responsible neighbors and we are fully confident they will operate the short term rental with the greatest interest of our neighborhood in mind.

Sincerely,

Tory & Emily Dahlhoff
1120 N Maplewood Ave
618-795-8470

Sent from ProtonMail mobile

July 24, 2021

To Whom It May Concern:

I support the proposed short term rental status for 1514 W. Columbia Terrace in the Uplands, owned and operated by the Armich family. This property has been much improved by the Armiches, whose family lives around the corner from the property (and from my family).

As a neighbor of the Armiches, I can attest that this short term rental is an asset to our neighborhood, as it is helpful for those of us in the neighborhood who would like to rent this well-maintained property for our friends and families. I appreciate how the Armiches are going through the proper channels with the city; maintain their properties meticulously; and as Uplands residents themselves, work constantly to improve the neighborhood to be more family friendly and aesthetically pleasing.

In this particular case, the short-term rental status should be approved, as the property is owned and operated respectfully by long-term residents of the neighborhood; they should receive priority for limited approval of this kind of status in the Uplands. (However, to keep the neighborhood ambiance, there should be a limit on short-term properties like this, as well as sanctions and a complaint process for properties that have already created a nuisance in the neighborhood and do not have owners who are as connected to the fabric of our community.)

Please feel free to contact me with any questions at melinda.mcbee.orzulak@gmail.com. I hope to hear that this short term rental status is approved for the Armiches, as they are an asset to our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Melinda', with a long, sweeping flourish extending to the right.

Melinda McBee Orzulak
Uplands Resident, 1115 N. Institute Place