



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Blake Eggleston)
DATE: April 6, 2023
CASE NO: PZ 1274-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Raven of SR Real Estate Holdings LLC - Upland, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 611 E Tripp Avenue (Parcel Identification No. 14-28-431-013), Peoria, IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for short term rental at 611 E Tripp Avenue in a two-story duplex. The petitioner intends to rent both dwelling units to transient guest(s) for a period less than thirty (30) consecutive days. Such use is considered a short-term rental.

The proposal is further described as follows:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|---|--|--|---|
| Use | Short term rental for both dwelling units. One unit per floor. Upper unit has one (1) bedroom. Lower unit has four (4) bedrooms. | N/A | 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 2 guests in the upper unit and 8 guests in the lower unit. | 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. |
| Parking | Two off street parking spaces on paved surface & room for on-street parking spaces in front of the home. | None | The site plan identifies two legal off-street parking spaces. On-street parking is available on E Tripp Ave. |
| Access | Existing sidewalk and drive approach along E Tripp Ave | None | Condition that second driveway must be removed and returned to grass, and a full height curb shall be installed across this area to match the adjacent curb. Condition that a 6' wide, curb line, ADA compliant sidewalk must be installed along the whole frontage. |
| Neighborhood 3% Cap on the Number of Special Use Short Term Rentals | This property is not in a defined neighborhood association. | None | The 3% cap allows up to 10 special use Short Term Rentals within a 0.25-mile radius of the subject property. If approved, this would be the third special use Short-Term Rental in this area. |

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|------------------|---|--|---|
| 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. |

BACKGROUND

Property Characteristics

The subject property is 0.56 acres and is currently developed with a two-story dwelling and paved driveway which extends from E Tripp Ave. The property is in good standing with code enforcement. The property is zoned Class R-3 (Single-Family Residential). Surrounding zoning is Class R-3 (Single-Family Residential). Surrounding land use is residential.

History

Zoning class has consistently been low density residential.

| Date | Zoning |
|----------------|--------------------------------|
| 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 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 remove second driveway, repair curb, and add sidewalk. |
| 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 | Condition to remove second driveway, repair curb, and add sidewalk. |
| 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:

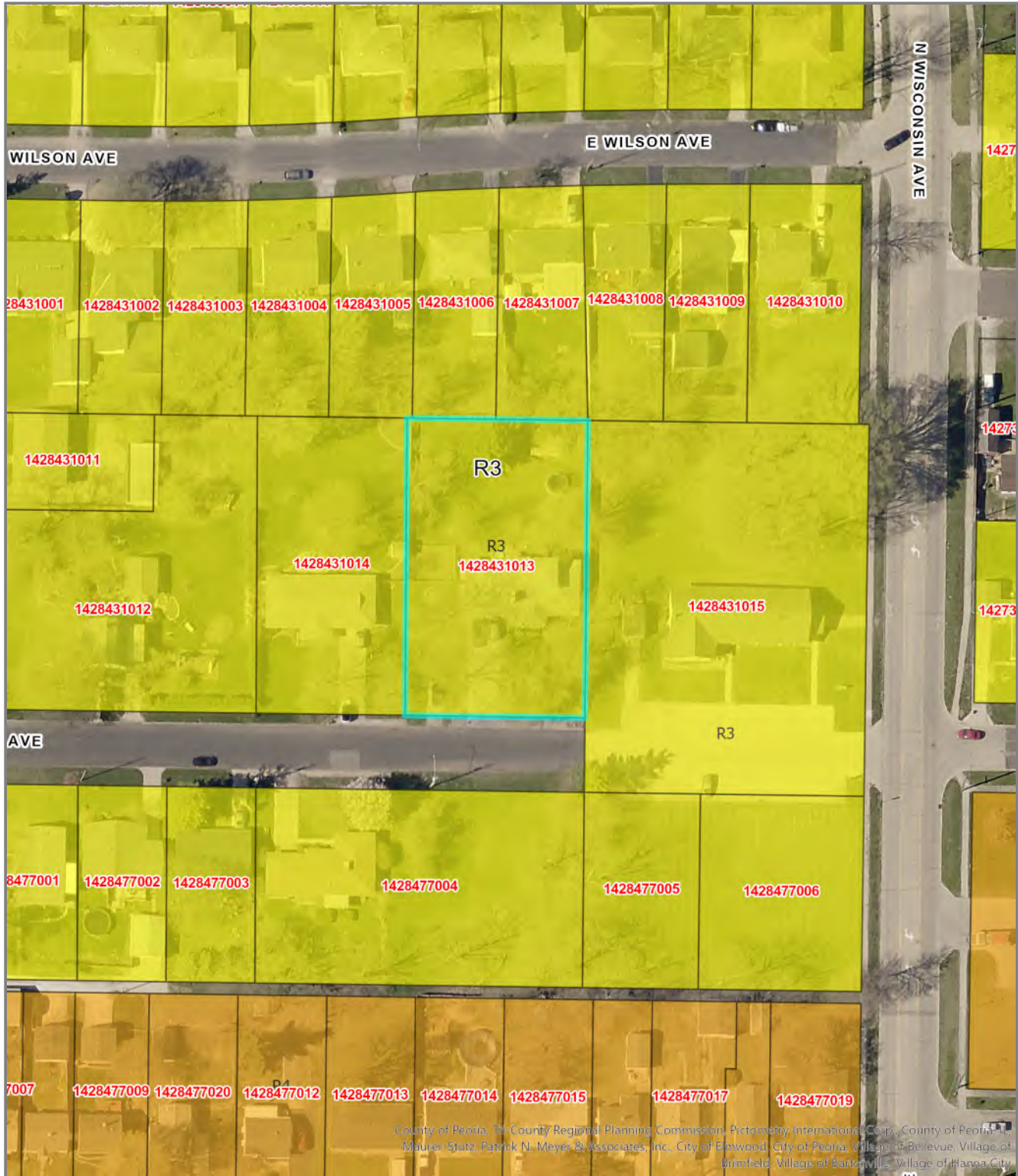
1. The second, westernmost, driveway shall be removed and returned to grass, the curb shall be repaired, and a 6', curb line, ADA sidewalk shall be installed.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. 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.
6. Additional dwelling units cannot be added to the duplex.
7. Occupancy of the short-term rental shall not exceed two (2) persons in the upper unit and eight (8) persons in the lower unit.
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.

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. Parking and Site Plan
5. Photos – Existing Conditions

Zoning 611 E Tripp Ave



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 = 100 feet
 3/9/2023

611 E Tripp Ave



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Map Scale
1 inch = 50 feet
3/9/2023

DESCRIPTION OF USE

611 E. Tripp Ave. Peoria, IL 61603

611 E. Tripp Avenue will be used for a two unit short term and long term rental. We want to provide a safe and comfortable home to those who are traveling to the Peoria area. Whether it is for a medical contract at one of the surrounding hospitals or to stay for a long weekend to attend a wedding. We want to bring revenue to the Peoria area through this home.

Each unit will be operated and managed by our local property management company, Raven Real Estate Management LLC. We plan on inspecting and cleaning each unit thoroughly before each guest checks in and when each guest checks out. Policies for each unit are as follows:

- **Noise**-Guests are expected to respect surrounding neighbor's rights to peace and quiet and keep noise to a minimum. Any loud noise between the hours of 10pm-8am will not be tolerated.
- **Housekeeping**-Guests shall keep the premises clean and tidy and are expected to leave each unit how they found it upon arrival.
- **Smoking**-smoking in the home or within 25 feet of the building is prohibited.
- **Trash/Garbage**-All trash and garbage shall be in tied plastic bags and placed in garbage cans. Garbage can lids must close completely after every use. All trash must be emptied before guests check out.
- **Parking**-Guest vehicles may only be parked in designated parking spaces. Absolutely no obstructing other vehicles, parking on the lawn, sidewalk, or walkways.

Raven Real Estate Management LLC, which is locally owned and operated, will be responsible for lawn maintenance, snow removal, and taking garbage to and from the street for weekly garbage pick up.

Listed below are the specifics for each unit.

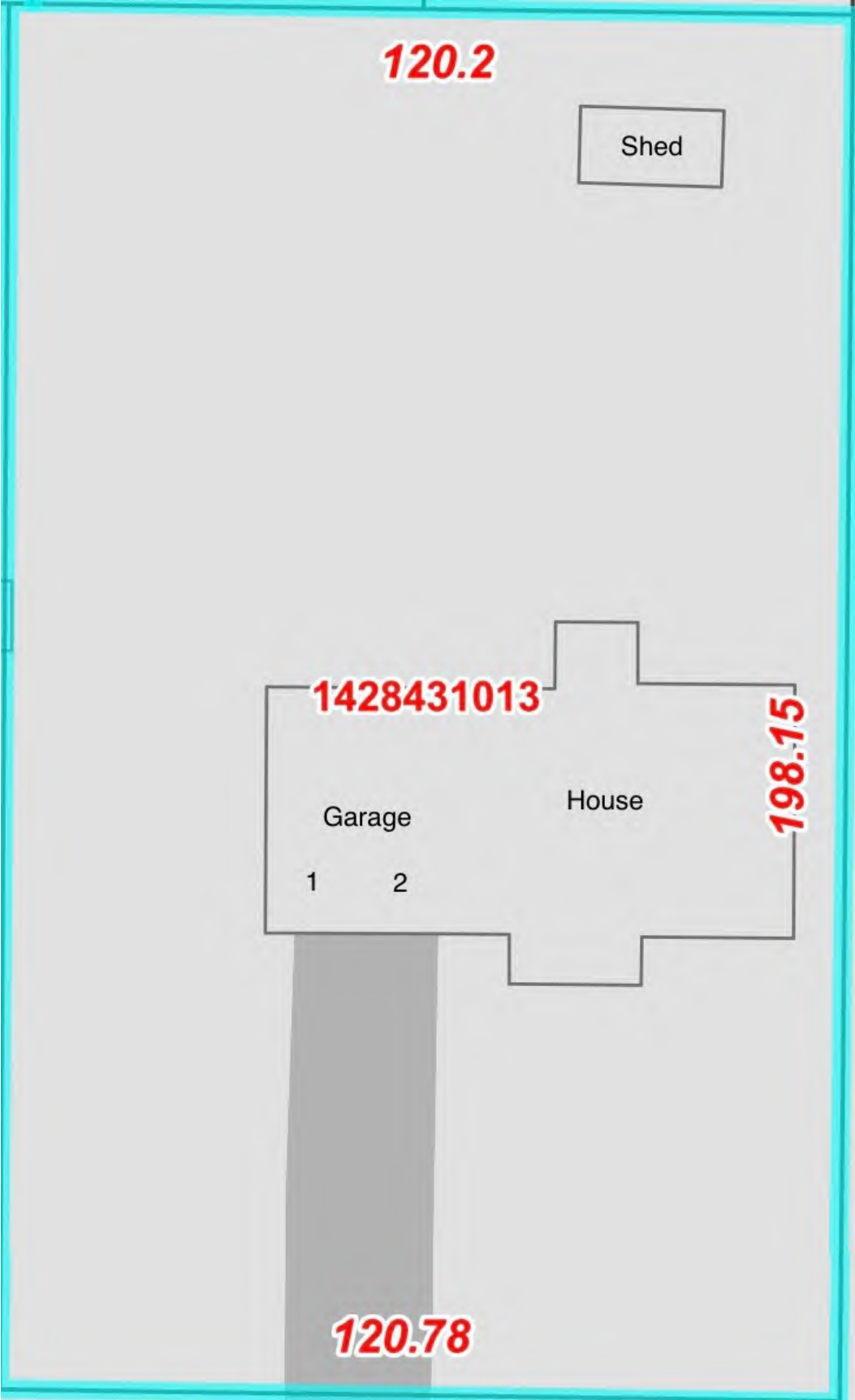
UPPER UNIT

- 2 guest limit
- 1 bedroom (Dimensions=12' x 15')
- Guests must check in by 3pm and check out by 11am
- Intended for either a short or long term stay

LOWER UNIT

- 8 guest limit
- 4 bedrooms (BR 1 Dimensions=13'x11', BR 2=12'x10', BR 3=14'x11', BR 4=13'x11')
- Guests must check in by 3pm and check out by 11am
- Intended for either a short or long term stay

Raven Real Estate Management manages six properties and takes pride in taking care of each home, both inside and out.



611 E. Tripp Ave. Peoria, IL 61603



Front of house



Left side of house



Right side of house

