



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 5, 2023
CASE NO: PZ 1176-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Matthew Dylewski to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental for the property located at 813 N Douglas Street (Parcel Identification No. 18-05-483-012), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 813 N Douglas Street in an existing single family dwelling with one bedroom. 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 one bedroom	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 2 guests in the short term rental. The dwelling has one bedroom.	None	The 2018 IRC Residential Group R-3 occupancy allows up to 2 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Reservation policy of no more than two vehicles. Off-street parking is not provided. On-street parking only.	None	On-street parking is allowed.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Cottage District Neighborhood Collective and the Moss Bradley Residential Association.	None	In the Cottage District, the 3% cap allows 1 special use Short Term Rental. If approved, this would be the first. In the Moss Bradley RA, the 3% cap allows up to 17 special use Short Term Rentals. If approved, this would be the second.
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 0.13 acres and is developed with a single family dwelling and a detached storage building. The property is in good standing with code enforcement. The property is located outside the Moss High local historic district. The zoning is Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District. Surrounding land use is residential.

History

Zoning class was lowered in 1980 from R-2 (Medium Density Residential) to R-1 (Low-Density Residential).

Date	Zoning
1931 - 1958	C Apartment
1958 - 1963	C Apartment
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 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 two (2) guests.
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.

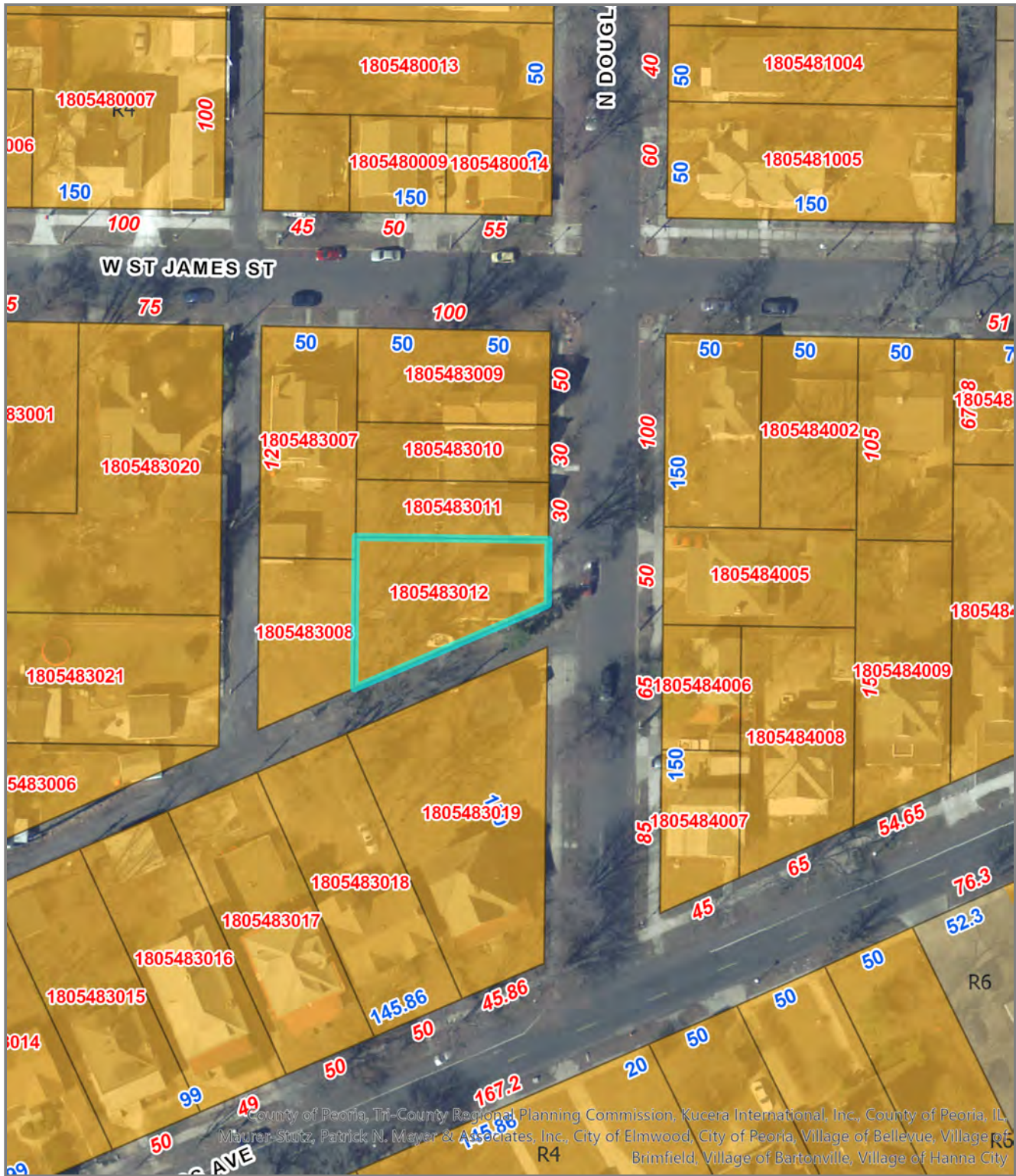
7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. 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. Site Plan
4. Applicant's Description of the Use
5. Photos – Existing Conditions
6. Applicant's Email to Neighborhood Associations

Zoning 813 N Douglas St



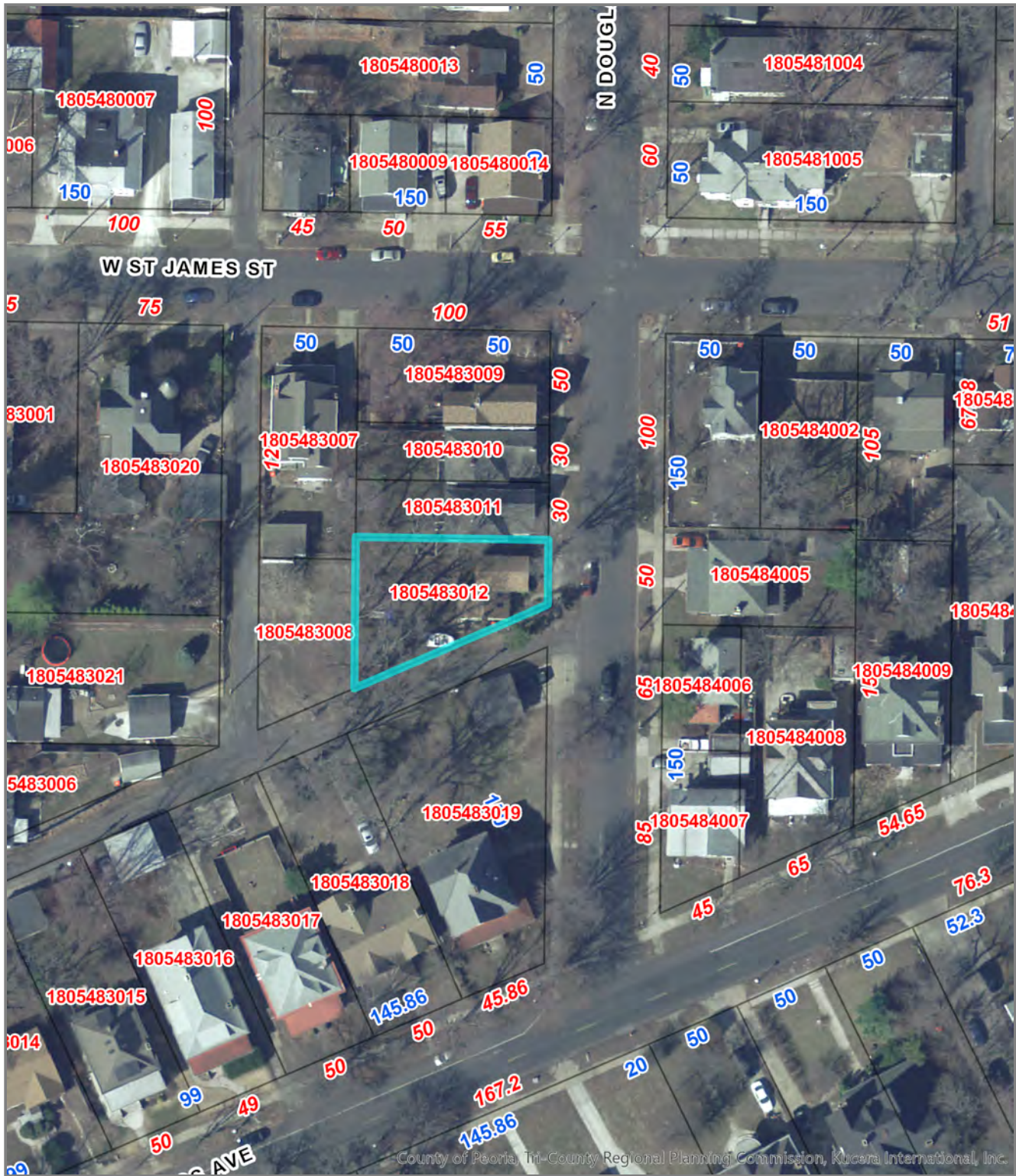
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc., County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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
 12/8/2022

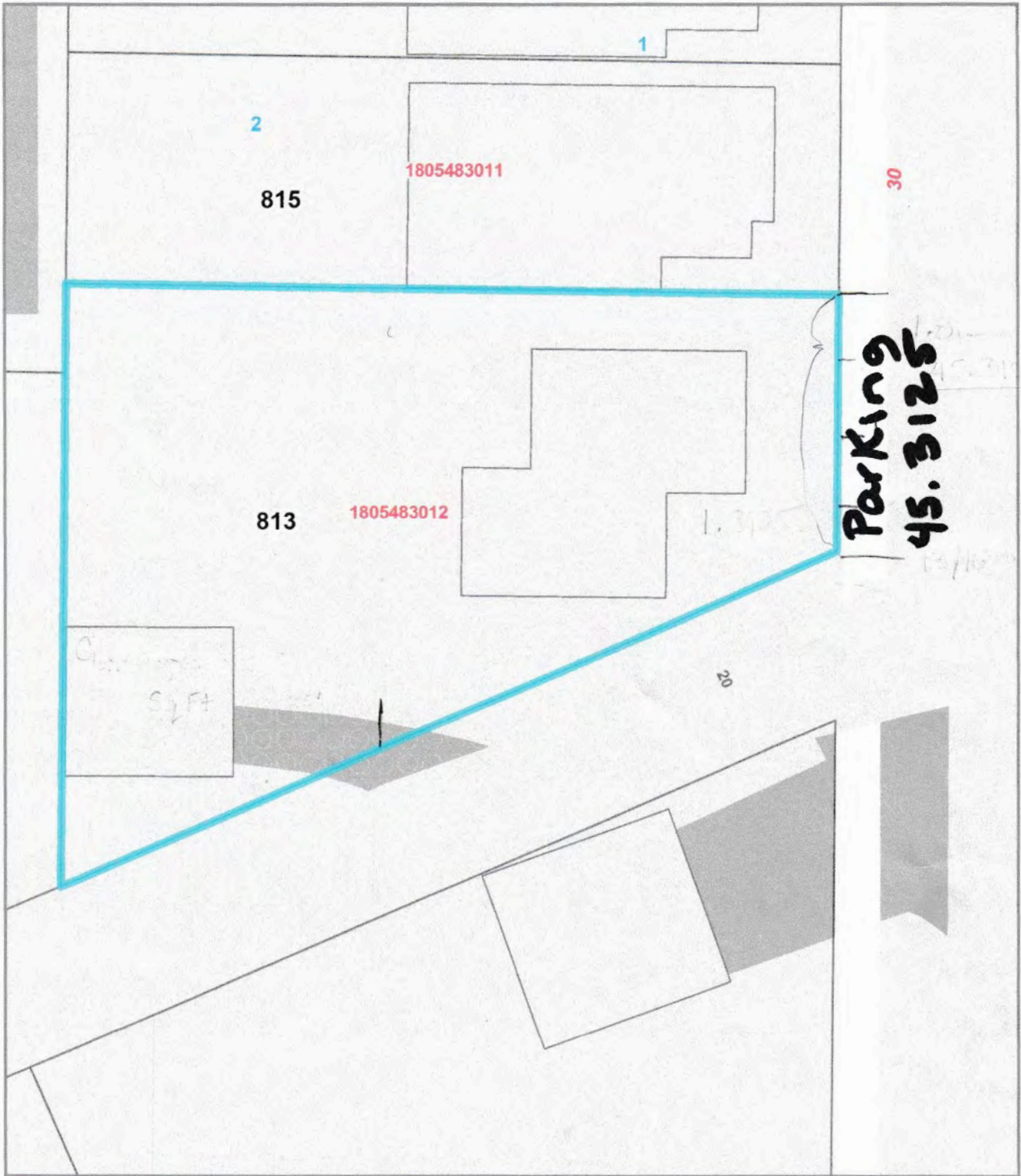
813 N Douglas Street



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813 N Douglas St



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Map Scale
1 inch = 25 feet
 11/29/2022

813 Douglas STR Purpose Statement

Matt Dylewski
Bork Development LLC
901 NE Glen Oak Ave
Peoria, IL 61603
dm@borkdevelopment.com

Statement of Intent, Property Details, and Justification of Involved Parties



Management

Matt Dylewski — Owner/Manager

Peoria resident and co-owner of Bork Development, a property management and real estate investment company, and Sr Manager of Operations and Engineering Services at VirtuSense Technologies in Peoria. Passionate about sharing his positive experience with others since permanently relocating to Peoria.

Current management portfolio includes 6-1BR/1BA apts, 7 2BR/1BA apts, 1 5BR/2.5BA single-family, 1 3BR/2BA single-family, and 1 5BR/2BA duplex.

Policies for Renting

Booking Requirements

- All bookings facilitated and insured through Airbnb
- ID verified and Credit Card on file prior to stay
- Minimum length of stay set to 7 days
- No parties or events
- Quiet hours 7 days a week from 10:00PM – 8:00AM
- Maximum of 2 guests
- No more than 2 vehicles permitted to park

Past Reviews of Other Properties Managed



Jennifer - October 2022

"I was looking for a location close to campus to visit my son during Mom's weekend. The location made it easy for me to walk to and from campus without needing to move my car. We were able to walk to local restaurants and hike through Laura Bradley park. The apartment was clean and well furnished and comfortable for my stay. I have recommended it to my husband for Dad's weekend in the spring. I'll also keep it on my list for Mom's weekend next Fall."



Cathy - August 2021

"I stayed at Matt's place for 55 days while managing my daughter's hospital stay. The convenience of the location, great accommodations, and quick host response to any concerns/request helped reduce some of the worry that comes with managing an unexpected health crisis. The apartment was clean, quiet, I would definitely recommend, and stay again."

Property Details

- 1 Bedroom, 1 Bathroom
- 992 square feet
- Located 1-2 blocks from Giant Oak Park
- Central heating and air conditioning
- < 5 minute drive from downtown, hospitals, and universities
- Premium finishes throughout interior

Target Audience

Past experience with other Short-term rentals in the area indicates adjusting the length of stay requirements and highlighting certain attributes of the property and location attracts professionals traveling to the below regional assets:

Higher Education Institutions

Bradley, Roosevelt, ICC, UIS, UIC, Methodist, OSF and a number of trade schools all recruit students internationally to the area.

Medical Community Organizations

OSF Medical and Methodist both located downtown, among other health and wellness orgs in the area.

Central IL Business Hub

CAT, Maui Jim, Komatsu, ATS, VirtuSense, GPEDC and more.

813 N Douglas Street – Existing Conditions





From: Matt Dylewski <dm@borkdevelopment.com>
Sent: Thursday, December 1, 2022 9:38 PM
To: cottagedistrict@gmail.com; shari@stanfordalumni.org
Cc: Lynne Dylewski
Subject: [External]813 N Douglas Street
Attachments: 813 N Douglas_STR Purpose Statement.pdf

Dear Brian and Shari,

As leaders of your neighborhood associations, we want to reach out to you regarding our intention to rent our home at 813 Douglas. We are long time residents and plan to stay in the area, but with two dogs and a baby on the way, we need to more space. In our experience with short term and long term rentals we find that there is more control over the quality of renters and upkeep of the property with the short-term option. 813 Douglas was our first home together and it is still a very special property to us; we intend to remain active supporters of the Cottage District, Moss-Bradley and High Wine neighborhoods.

I've attached a Purpose Statement to give you a general idea of the management guidelines. Please allow me to answer any questions that either of you may have.

Thank you for you consideration. My contact information is listed post-script.

Kind regards,
- Matt Dylewski

(719)377-7300
dm@borkdevelopment.com

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Matt Dylewski
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