



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: November 3, 2022
CASE NO: PZ 1089-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Felicia W. Triplett, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 6525 N Talisman Terrace (Parcel Identification No. 13-14-205-012), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 6525 N Talisman Terrace in an existing single family dwelling with three bedrooms. The property is owner occupied. The intended use is to rent the whole house to guests for a period less than 30 consecutive days, while the owner is away. 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 three bedrooms.	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 8 guests in the short term rental, no more than 6 adults. The dwelling has 3 bedrooms.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of 8 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	There is a paved driveway from W Woodway Dr, which will be the primary access to the property. Parking is available in the two-stall attached garage.	None	Parking plan identifies two legal parking spaces in the attached two-stall garage. The paved driveway could accommodate additional vehicles; however, these spaces would be in the front yard and blocking the garage.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Lynnhurst Homeowners Association.	None	The 3% cap for the neighborhood association allows up to 10 special use Short Term Rentals. If approved, this would be the first special use Short Term Rental in this neighborhood association.
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 0.29 acres and is developed with a single family dwelling with an attached garage. Vehicle access to the property is from W Woodway Dr. Prior to application, the property had been operating as a short term rental without a license. The property is in the R-3 (Single-Family Residential) District. Surrounding zoning is also class R-3 (Single-Family Residential) in all directions. Surrounding land use is residential.

History

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
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 extinguishers, smoke alarms, carbon monoxide detectors.
No injury to the uses and enjoyment 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 the standards set forth in the Building and Fire Code of eight (8) guests. 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 meetings 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. Photos – Existing Conditions
5. Site/Parking Plan

6525 N Talisman Terr - Aerial + Zoning



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 = 141 feet
 10/27/2022

6525 N Talisman Terr - Aerial



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Felicia Triplett 6525 N. Talisman Terrace Peoria IL 61615

Purpose of Use

This is a short-term rental consisting of 3 bedrooms, 3 baths, kitchen, and living spaces. This will be an occasional use when I am not home. When I am traveling for work, or on vacations. The short-term rental will be a minimum of 2 night stay and a maximum of 2 weeks. Security is the highest priority therefore, cameras are located on all exterior structures and doors of entry. There are no interior cameras. A management company will handle all bookings. Screening is done of eligible renters who must be at least 25 years old. The next-door neighbors, Andy and Mandy Champion always has keys to property. Immediate family lives 6 minutes and 8 minutes away from the property and available for any guest contact or concerns.

My house rules consist of:

No pets

No smoking or fireplace usage

No candles

No parties or events

Room #1: 10'9" W x 11'3" L

Room #2: 12'6" W x 10'9" L

Room #3: 10'0" W x 20'0" L (Master)

Sleep 8 guests, 6 adults maximum

**Existing
Conditions**



Front of house on Talisman frontage.



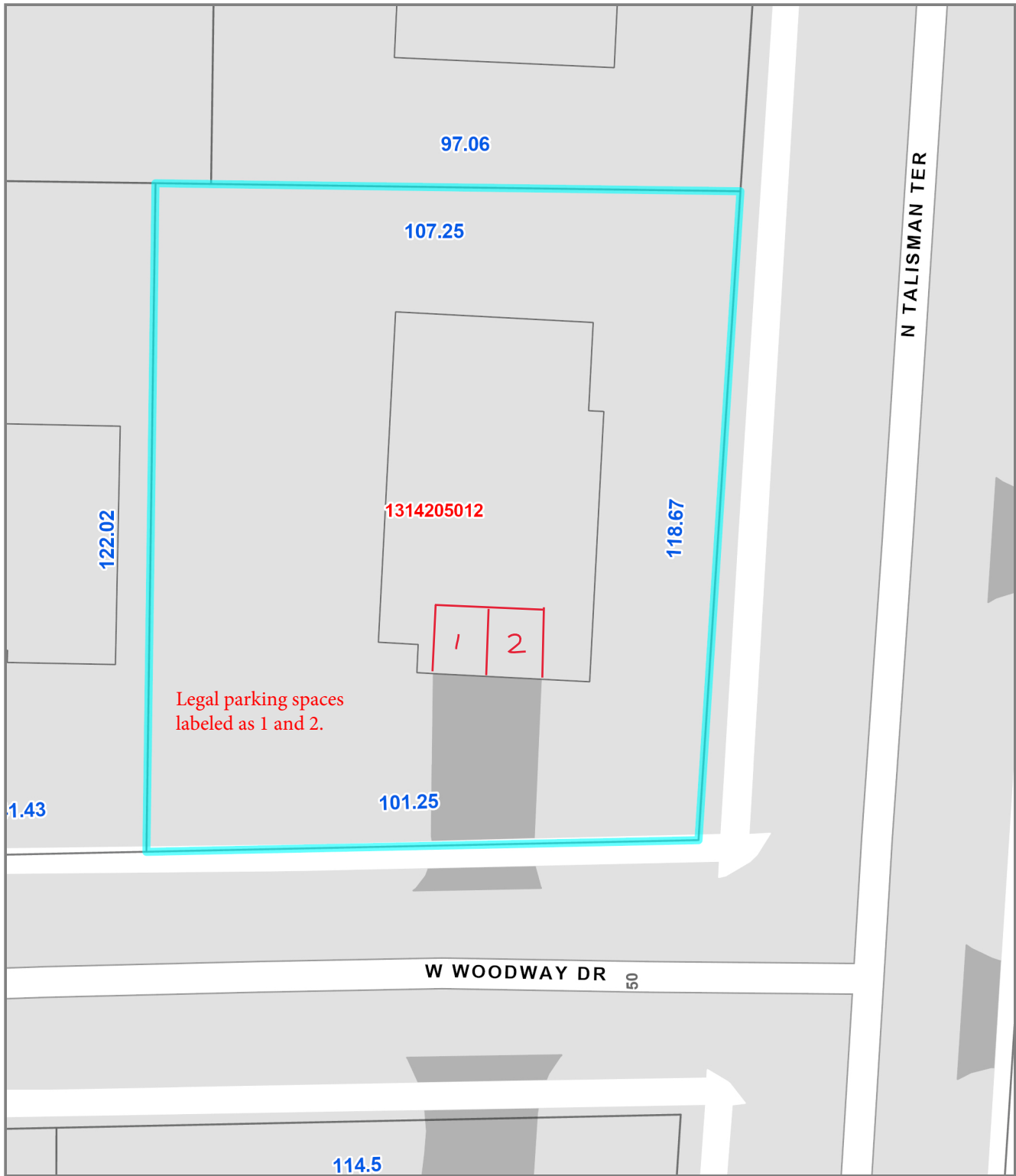
Garage with access from Woodway Dr.



West side yard.



North side yard.



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1 inch = 35 feet
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