



# 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 1169-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Troy Kern to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental for the property located at 5006 N Edgebrook Drive (Parcel Identification No. 14-21-152-002), Peoria IL (Council District 3)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The applicant is requesting to obtain a Special Use for a short term rental at 5006 N Edgebrook Drive in an existing single family dwelling with three bedrooms and an office room. 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. There will be three bedroom sleeping areas.	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 6 guests in the short term rental, for use of three bedrooms. One of the upper rooms is for office space.	None	The 2018 IRC Residential Group R-3 occupancy allows up to 6 persons. Per the request, the use shall not exceed 6 guests. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Reservation policy of no more than two vehicles. One parking space in the attached garage. Additional parking on the driveway or street.	None	The site plan identifies one legal parking space in the garage. The driveway could accommodate a second vehicle, however, all spaces would not be independently maneuverable. On-street parking is allowed.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not in a defined neighborhood association.	None	The 3% cap allows up to 8 special use Short Term Rentals within a 0.25 mile radius of the subject property. If approved, this would be the first special use short term rental in this area.
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 0.19 acres and is developed with a single family dwelling with attached garage. A previously installed pool will be removed and not part of the short term rental. Vehicle access to the garage is from N Edgebrook Drive. The property is in good standing with code enforcement. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) District to the north, south, and west and Class R-1 (Single-Family Residential) District to the east. Surrounding land use is residential.

### **History**

Zoning class has consistently been low density residential.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	Not in City Limits
1958 - 1963	Not in 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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
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 six (6) 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/Parking Plan
4. Applicant's Description of the Use
5. Photos – Existing Conditions

# 5006 N Edgebrook Dr



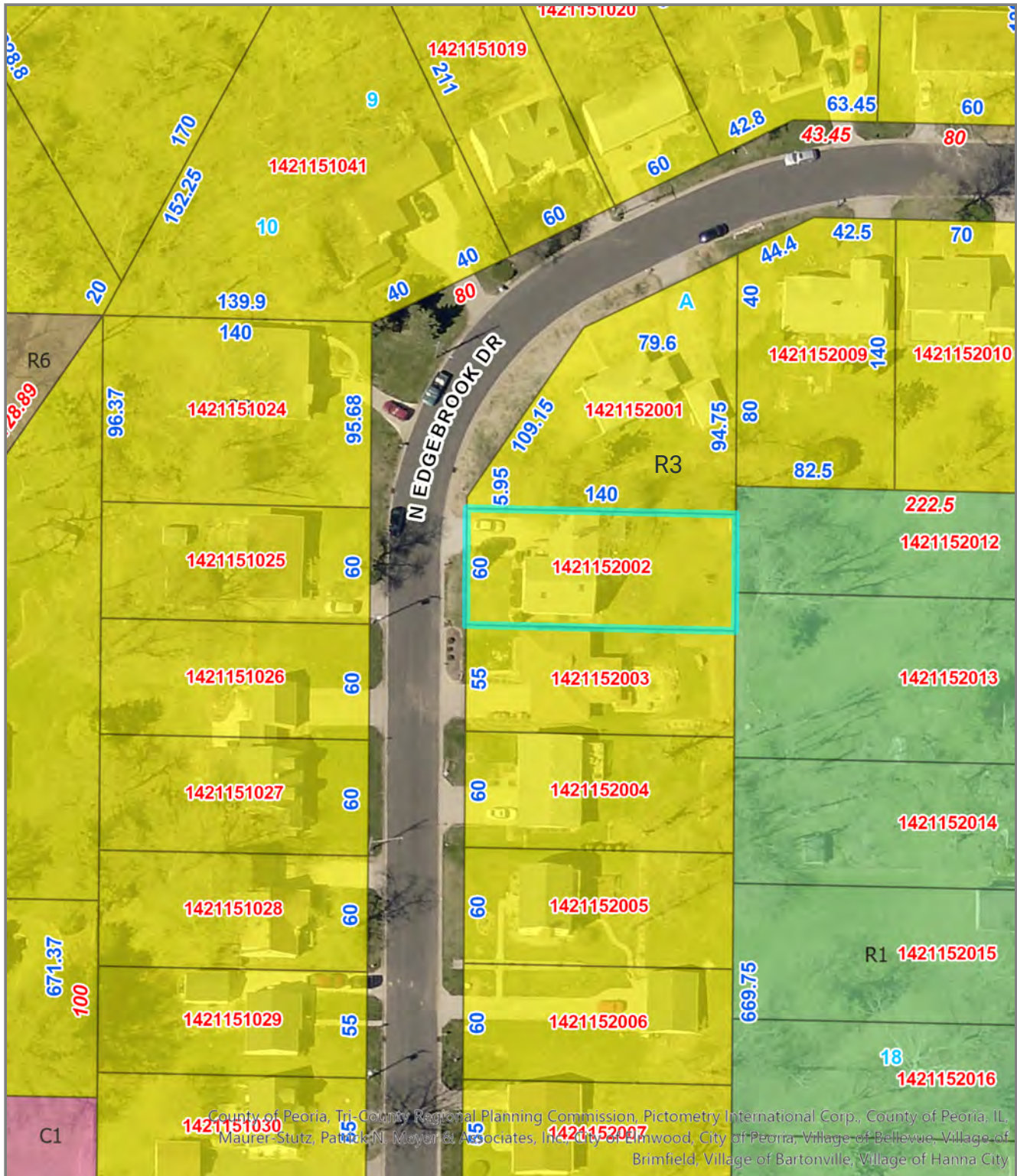
County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



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  
11/18/2022

# Zoning 5006 N Edgebrook Dr



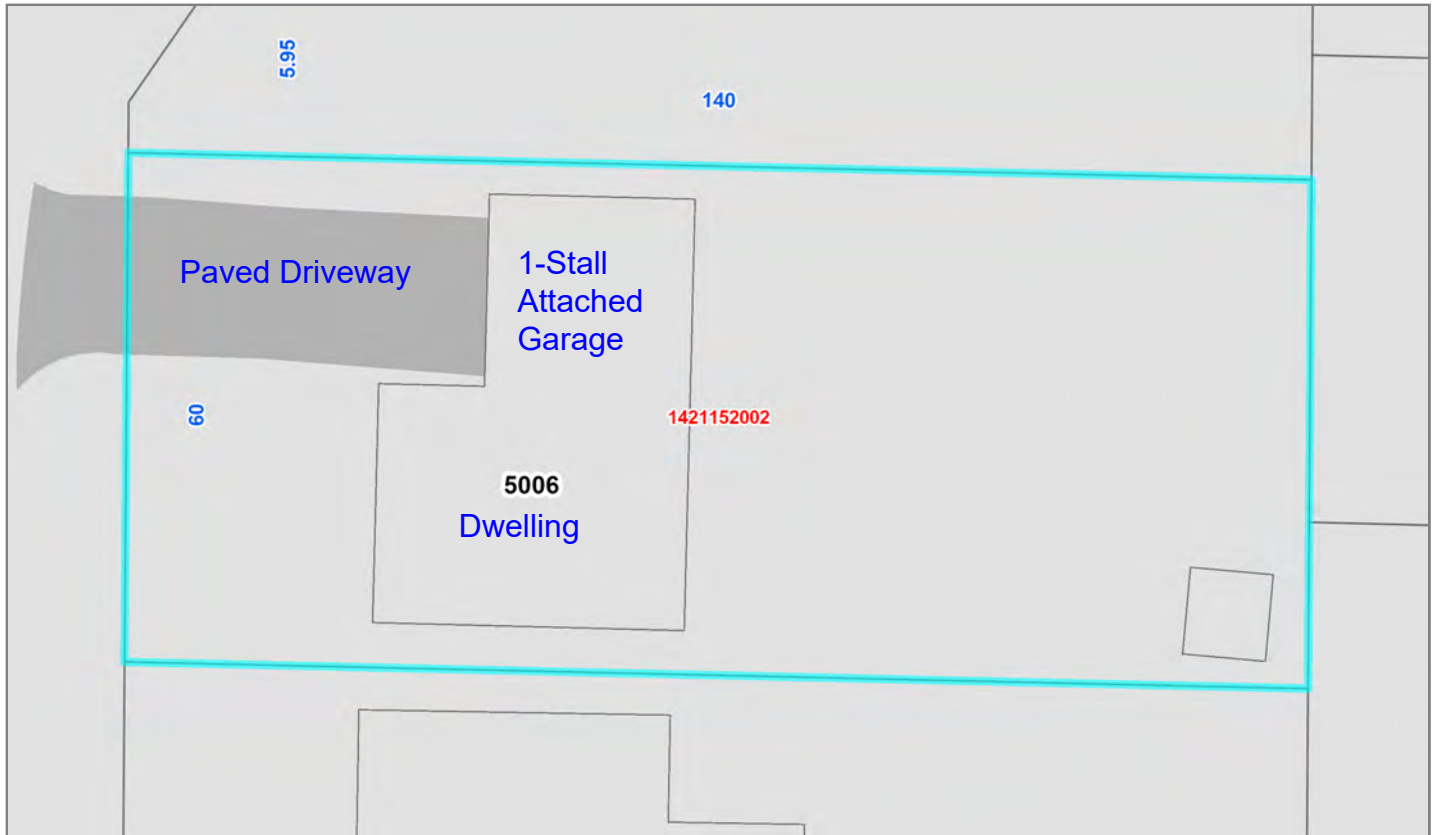
County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp., County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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**1 inch = 100 feet**  
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5006 N Edgebrook Drive



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Map Scale  
**1 inch = 24 feet**  
11/15/2022

# Guest Reliability Standards

- Respect surrounding communities
- Respect listings
- Respect hosts' rules

Our goal is to ensure that these standards are clear, and that our enforcement is proportionate to the severity and persistence of the violation.

## Guest standards for stays

### Respect the listing

I, Troy Kern, expect that all guests abide by the following standards at 5006 N Edgebrook Drive Peoria IL:

- **Check-in time:** Guests should respect their host's check-in window. Any check-in before or after the designated window should be approved by the host.
- **Guest authorization:** Guests should respect the approved number of guests—both for overnight stays and for other visits to the listings -- and should inquire with their host if they're unsure about the rules for visitors.
- **Pet authorization:** Except for assistance animals, guests should not bring any pets inside a listing that was designated as "no pets" in the house rules, bring more pets than are authorized into a space, or fail to disclose any pets brought along to the host.
- **No smoking:** Guests should not smoke inside a listing. This includes the use of tobacco, cannabis, e-cigarettes, etc.
- **Security device interference:** Guests should not tamper with or remove an approved and appropriately disclosed security or monitoring device from the listing property.
- **Cleanliness:** Guests should not leave the listing in a state that requires excessive or deep cleaning (ex: with soiled carpet, moldy dishes, excessive trash, etc.). Cleaning fees are only meant to cover the cost of standard cleaning between reservations (ex: laundry, vacuuming, etc.). \$1,000 hold will be charged to credit card.
- **Checkout time:** Guests should complete checkout by the designated checkout time indicated on the reservation, and should not leave belongings at the listing past the designated checkout time for storage or later pickup without authorization from the host.
- **Key return:** Guests should return any keys to the host by the official checkout time.
- **Max Number of Guests.** The max number of guest will be 6 guests. There will be an additional fee charged per guest over 2 guests.
- **Pool:** There will be no pool available at the property

### Respect the surrounding community

Guests represent the property with their interactions both within listings and in those listings' neighborhoods. Guests should be mindful of the standards that, when violated, have a substantial impact on a hosts' experience, their surrounding communities and hosts' abilities to maintain positive reputations with their neighbors:

- **Noise:** Guests should respect all designated quiet hours (10PM-8AM), and keep disruptive noise to a minimum (ex: loud music, shouting, constant stomping, slamming doors, etc.).
- **Parking designations:** Guests should be mindful of designated parking locations and hours, and the number of cars that a host allows at their listing. 2 cars only
- **Litter:** Guests should put their trash and debris in designated trash receptacles and be mindful of excessive amounts of trash that exceed the neighborhood norm.

## Respect your host's rules

Each listing is unique. Often, guests are staying in someone's home, and they should respect each place to stay accordingly. Hosts may have house rules that serve specific purposes such as recycling instructions, removing shoes inside, designated pool hours, etc.

- **House rules:** We expect guests to respect the house rules that comply with Terms of Service and policies and inquire with the host if they have questions before booking a reservation.

## Reporting a violation

We accept reports directly from neighbors.

If you are a host who is dealing with a suspected or actual violation of these guest standards, we ask that you:

- Communicate with your guest—this is often the quickest path to resolution.
- Document the issue through Airbnb message thread correspondence, an emailed complaint from a neighbor, photos, etc.
- Report any issues directly by contacting us or request payment for any damages through the [Resolution Center](#).
- Leave an honest review with feedback so that the guest can improve for future hosts.

## Holding guests to these standards

As hosts we will promptly report violations of these standards. A reported violation of any of these standards is considered alongside past violations, which informs the enforcement decisions made by the hosts. Reports are reviewed on both the severity and frequency of violations.

If it's determined that a guest has violated these standards, we'll provide information about the policy and warnings. Guests who frequently or severely violate these standards may be suspended or removed.

## Safety

Your experience begins the moment you embrace adventure. That's only possible when you trust this community and feel safe. As a result, we require that you refrain from endangering or threatening anyone.

## Harming yourself or others



You should not commit physical or sexual assault, sexual abuse, sexual harassment, domestic violence, robbery, human trafficking, other acts of violence, or hold anyone against their will. Members of dangerous organizations, including terrorist, organized criminal, and violent racist groups, are not welcome in this community. We are committed to working with law enforcement as appropriate and responding to valid law enforcement requests.

We take suicide, self-injury, eating disorders, and hard drug abuse extremely seriously and work to help people in crisis.

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### **Threatening anyone**

You should not convey an intent to harm anyone by your words or physical actions. We also take threats of self-harm as seriously as we do actions and may intervene if we become aware of a threat.

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### **Creating hazardous situations**

You should not keep unsecured weapons, disease risks, or dangerous animals in your listing, nor should you create conditions that increase the likelihood of a fire or impede escape in the event of emergency.

## **Security**

Our community members share their homes, neighborhoods, and experiences. We are opening our home and expect hospitality as a guest. We ask you to respect others' property, information, and personal belongings.

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### **Theft, vandalism, or extortion**

You should not take property that isn't yours, use someone's property without their permission, copy others' keys or identity documents, damage others' property, remain in listings after a stay is concluded, or threaten anyone with bad ratings or any other penalty or harm to obtain compensation or other benefits.

## **Fairness**

Our community is as diverse, unique, and vibrant as the world around us. Fairness is what holds us together, what makes it possible for us to trust one another, integrate seamlessly within communities, and feel as if we can truly belong.

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### **Discriminatory behavior or hate speech**

You should treat everyone with respect in every interaction. So, you should follow all applicable laws and not treat others differently because of their race, ethnicity, national origin, religious affiliation, sexual orientation, sex, gender, gender identity, disability, or serious diseases. Similarly, insulting others on these bases is not allowed.

### **Bullying or harassing others**

You should not share personal information to shame or blackmail others, target others with unwanted behavior, defame others, or violate our review and content standards.

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### **Disturbing the surrounding community**

You should not disturb common spaces, treat neighbors as “front desk staff,” create a pervasive nuisance for those around you, or persistently fail to respond to neighbor or community concerns.

## **Authenticity**

Your experiences should be full of delightful moments and surprising adventures. Since our community is built on trust, authenticity is essential—it requires a balance of shared expectations, honest interactions, and accurate details

### **Misrepresenting yourself**

You should not provide a false name or date of birth, use listings for commercial purposes without your host’s permission, have events or parties without your host’s approval, maintain duplicate accounts, or create an account if you’re under 18.

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### **Breaking commitments**

Absent extenuating circumstances, you should not cancel after the deadline set in the relevant cancellation policy. You should also not fail to make check-in possible, fail to pay, or break the host’s house rules..



**MLS #:** PA1238935    **St:** Pending (No Showings)    **Cat:** Residential    **LP:** \$154,900  
**Addr:** 5006 N EDGEBROOK Drive    **Unit #**  
**City:** Peoria    IL    61614  
**County:** Peoria    **Subdivision:** Endres Heights  
**Type:** Single Family    **Ann Taxes:** \$3,313.52    **Tax Year:** 2021  
**Parcel ID:** 14-21-152-002    **Add'l Parcel IDs**  
**Approx Acres:**    **Wtr Linear Ft:**    **Apx Lot Size:** 60 x 140  
**Legal:** Lot 17 Nw 1/4 Sec 21-9-8E Lot 14  
**# Bedrooms:** 4    **# Fireplaces:** 1    **Year Built:** 1954    **Source:**  
**Full Baths:** 1    **Main**    **Upper**    **Lower**    **Bsmt**    **Addl**    **Total**    **Surveil:** None  
                          1    1    0    0    0    0    2    **Util:** Yes  
**Half Baths:** 0    0    0    0    0    0    0    **Virtually Stage Y/N:**

**Directions** Knoxville to Clara to Martha to Edgebrook

**Schedule a Showing**

Room	Dimensions	Lvl	Floor	Room	Dimensions	Lvl	Floor	Egress	Bath	Size	Room	Dimensions	Lvl	Floor
Living:	18.00 x 13.00	M	W	Bedrm	14.00 x 13.00	M	C	Y	None		Den/Ofc:	x		
Great:	x			Bedrm	12.00 x 11.00	M	W	Y	None		Laundry:	x	B	
Family:	x			Bedrm	13.00 x 13.00	U	C	Y	None		Rec Rm:	25.00 x 18.00	B	O
Fml	x			Bedrm	12.00 x 10.00	U	C	Y	None			x		
Inf Din:	8.00 x 6.00	M	W	Bedrm	x							x		
Kitchen	17.00 x 13.00	M	W	Garage:	Y			<b>Cars:</b> 1.0	<b>Remotes</b> 0					

<b>Elem Schl:</b>		<b>Middle Schl:</b>		<b>High Schl:</b>	Richwoods	<b>Subject to Sale?</b>	
<b>Mo. Assn Fee:</b>		<b>55+ Dev:</b> N		<b>Fin Main Lvl SqFt:</b>	1,226	<b>Total SqFt:</b>	1666
<b>Ann. Assn Fee:</b>		<b>Repo:</b> No		<b>100-Yr Flood Plain:</b>	No	<b>Total Lower Lvl SqFt:</b>	
<b>New Const:</b> No		<b>Short Sale:</b> No		<b>RELO:</b> No		<b>Finish Bsmt SqFt:</b>	0
<b>Development:</b>		<b>Incentive:</b> No		<b>Fin Lower Lvl SqFt:</b>		<b>Fin Addtnl SqFt:</b>	0
						<b>Total Bsmt SqFt:</b>	1,226

**Agent Remarks** \*\*Glen Avenue construction to be done soon. Until then, Please follow the directions listed\*Keller Williams does not hold earnest money, please contact agent for title company of choice\* Seller will remove the above ground pool if buyer would like

**Public Remarks** Darling and deceiving 4 bedroom, 2 full bath home that is centrally located\* Spacious fireplaced living room that is open to the bright white and updated kitchen with stainless appliances that remain, solid surface counter tops, and an abundance of cabinetry\* Access from the kitchen to the beautiful large fenced back yard with a multi level deck, pergola and great space for entertaining and enjoying company\* Two good sized main floor bedrooms, with 2 additional bedrooms on the upper level with vaulted ceilings, skylights and its own full bath\* The basement offers a family room area along with a nice workshop area for the handyman of the house\* Such a cute and lovingly cared for home that is waiting for its new owner\* Loaded with such charm and character throughout!!!

<b>Style</b>	1.5 Story
<b>EXTERIOR</b>	Vinyl Siding
<b>ROOFING</b>	Shingles
<b>GARAGE/PARKING</b>	Attached, On Street Parking
<b>BASEMENT/FOUNDATION</b>	Full, Block
<b>HEATING/COOLING</b>	Gas, Forced Air, Central Air
<b>WATER/SEWER</b>	Public Water, Public Sewer
<b>KITCHEN/DINING</b>	Dining Informal, Eat-In Kitchen
<b>APPLIANCES</b>	Dishwasher, Disposal, Microwave Oven, Range/Oven, Refrigerator
<b>Wheel Chair Access</b>	
<b>INTERIOR AMENITIES</b>	Cable TV Available, Ceilings/Cath/Vault/Tray, Solid Surface Counter Top, Ceiling Fan, Radon Mitigation System, Skylights
<b>EXTERIOR AMENITIES</b>	Deck, Fenced Yard, Pool Above Ground
<b>FIREPLACE</b>	Gas Logs, Living Room
<b>LOT DESCRIPTION</b>	Level
<b>ROAD/ACCESS</b>	Paved
<b>POSSIBLE FINANCING</b>	Cash, Conventional, FHA, VA
<b>INFORMATION ON FILE</b>	Legal Description
<b>SHOWING INSTRUCTIONS</b>	Electronic Keybox/Keysafe, Appointment Required, Showing Time
<b>TAX EXEMPTIONS</b>	Homestead/Owner Occupied
<b>OWNER INFORMATION</b>	Owner Occupied

<b>Unit #</b>	None	<b>Condo:</b>		<b>Conversion:</b>		<b>Condo Proj:</b>		<b>Rental Allowed:</b>			
<b>Unit Style:</b>		<b>Building Style:</b>		<b>Elevator:</b>		<b>Addl Fees:</b>		<b>Pets Allowed:</b>			
<b>Owner:</b>	/			<b>Also Ref.</b>							
<b>LO:</b>	Keller Williams Premier Realty - Phone: 309-282-1555			<b>Off License #</b>	481010503	<b>Fax:</b>					
<b>LA:</b>	Elisa K Skibinski - Pref: 309-282-1555			<b>List Team:</b>	475143665						
<b>LA Email:</b>	lisasells309@kw.com			<b>Appointment Desk Phone:</b>	309-282-1555		<b>LD:</b>	11/9/2022			
<b>CLA:</b>				<b>CLA</b>							
<b>OLA:</b>				<b>OLA</b>							
<b>Comp:</b>	3.0	<b>Dual/Var:</b>	Yes	<b>List Type:</b>	Exclusive Right to Sell		<b>Agent Owned:</b>	No	<b>Agent Related to Owner:</b>	No	
<b>OLP:</b>	\$154,900	<b>Selling Agent:</b>	Troy Kern			<b>Co-Sell Office:</b>					
<b>Sold Price:</b>		<b>Co-Sell Agent:</b>									
<b>Close Date:</b>		<b>Selling Office:</b>	Keller Williams Premier Realty			<b>DOM:</b>	0	<b>CDOM:</b>	0	<b>Type of</b>	
<b>Conc. \$:</b>		<b>Sold Conc.Info:</b>									
<b>Selling Team:</b>											

11/15/2022

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