



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Blake Eggleston)
DATE: May 11, 2023
CASE NO: PZ 1318-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Michael Loser for the Mel Family Trust, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 4016 N Ashton Avenue (Parcel Identification No. 14-27-209-002), 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 4016 N Ashton Ave 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.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 2 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	One parking space in the paved driveway and additional on-street parking is available. The detached garage would not be available for the short-term rental guests.	None	The site plan identifies one legal off-street parking space in the paved driveway. On-street parking is available on N Ashton Ave.
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 first 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. 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 0.12 acres and is currently developed with a single-family dwelling and detached garage. The property fronts N Ashton Ave. Short-term rental use was operating prior to this application. The property is in the 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 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 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) total persons.
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. Applicant's Description of the Use
4. Parking and Site Plan
5. Photos – Existing Conditions

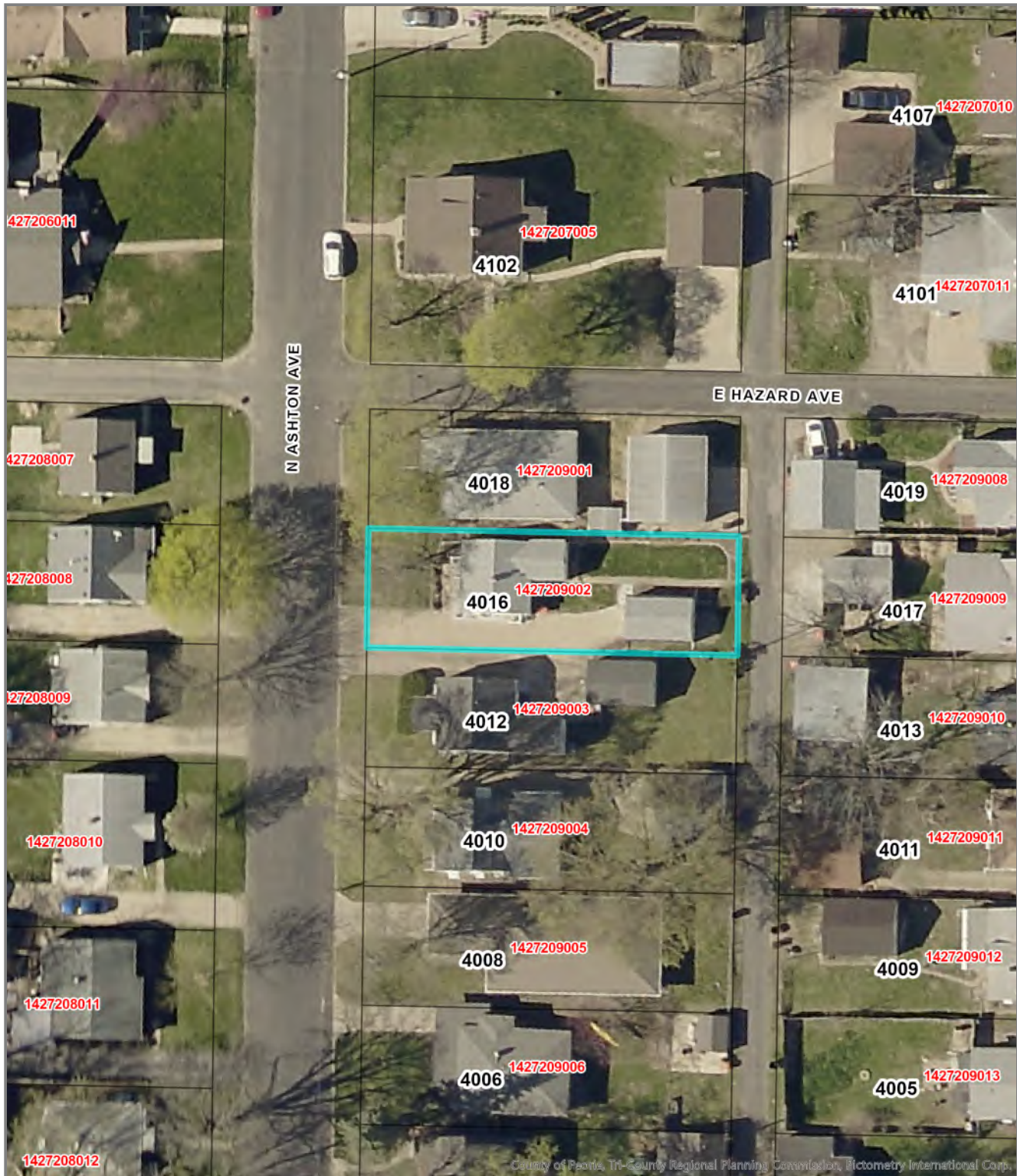
The map displays a grid of residential lots in Peoria, Illinois. The streets shown are N Ashton Ave and E Hazard Ave. The lots are numbered with their respective parcel IDs. The lot at the intersection of N Ashton Ave and E Hazard Ave, with parcel ID 1427209002, is highlighted with a red border.

Parcel ID	Address
1427206011	1427206011
1427207005	4102
1427207010	4107
1427207011	4101
1427208007	27208007
1427208008	27208008
1427208009	27208009
1427208010	1427208010 R4
1427208011	1427208011
1427208012	1427208012
1427209001	4018
1427209002	4016
1427209003	4012
1427209004	4010
1427209005	4008
1427209006	4006
1427209007	1427209007
1427209008	4019
1427209009	4017
1427209010	4013
1427209011	4011
1427209012	4009
1427209013	4005
1427209014	1427209014



Map Scale
1 inch = 50 feet
3/28/2023

4016 N Ashton 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

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Good morning,

I want to let you know a little about myself during the application process for a special use permit for short term stays at one of my homes at 4016 N Ashton Peoria Illinois 61614

This is a 1 bedroom 1 bath home with a main floor laundry that has been fully renovated both inside and out. The Bedroom measures 11'2"x11. The home has a private drive that leads to the garage that is not part of the Airbnb rental.

I have always dabbled in real estate and have had rentals off and on throughout my life. I have purchased homes in disrepair and brought them back to being in tip top condition to become my next home for myself as well.

After staying at a Airbnb myself I thought that there is a definite need and would be something I could enjoy doing. I started purchasing and rehabbing my first property in March of 2020. When I had my first property ready for guests I hired a management company to handle the daily duties and interactions. After using them for over a year and a half I made the decision to take over my properties myself due to the standards not meeting my level of expectations.

I have 3 properties in Peoria Heights and then this property in Peoria that are being used as long term/short term nightly rentals. I am both the owner and manager of them. I have nearly 40 reviews that are all 5 star and I hold a super host status. My guests note that my homes are impeccably clean and the nicest that they have ever stayed in. I strive to make each property be the absolute best it can be and to provide top notch hospitality to every guest. I have never had a single complaint from a guest or from a neighboring property owner. The neighbors have been grateful to have me bringing the properties to another level which only improves the neighborhood as a whole.

I look forward to this property doing well in the future so that I can do additional ones in Peoria as well and to expand from Peoria Heights location. Thank you for your consideration to have me as a Superhost in Peoria!

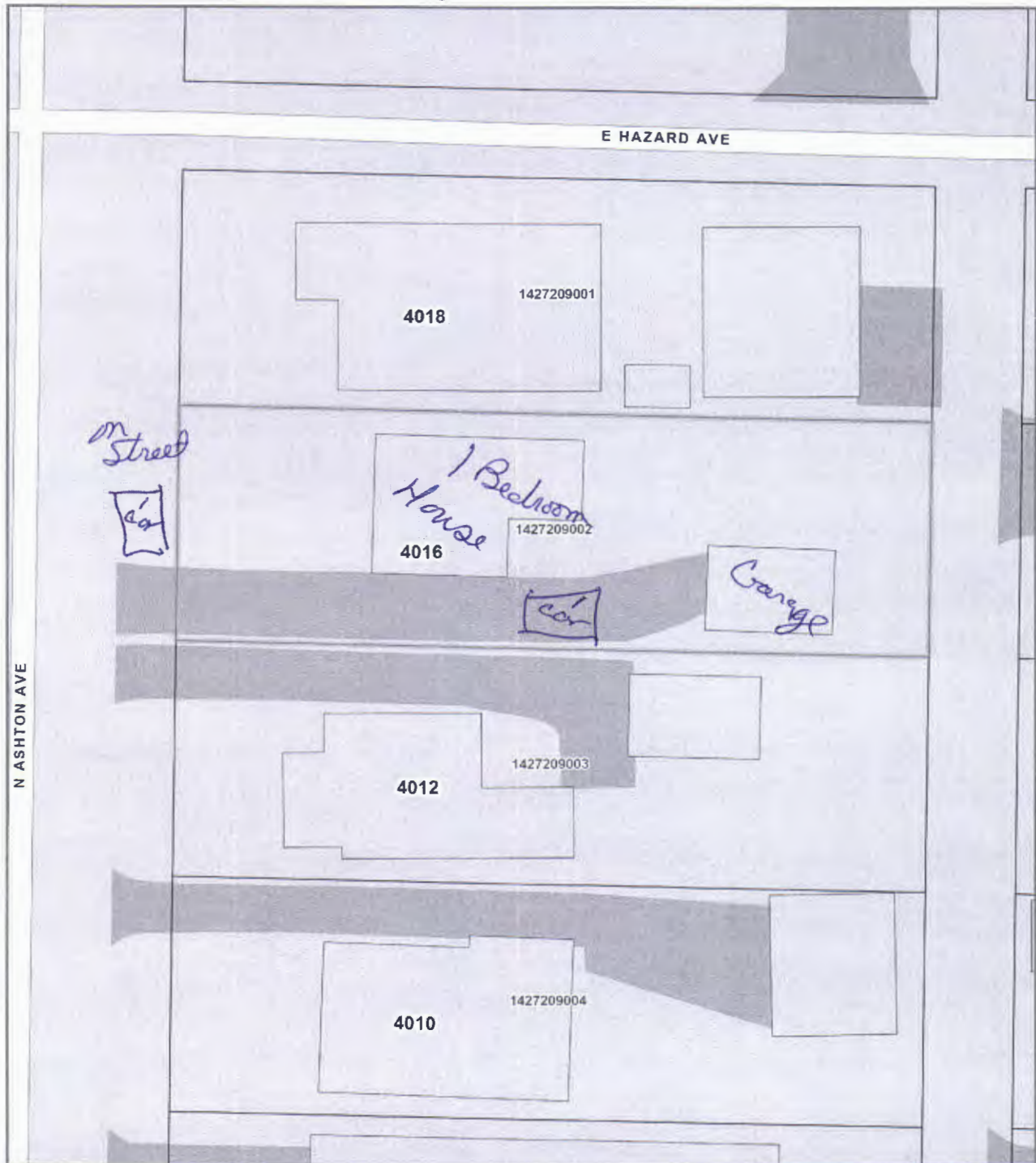
Thank you,

Michael Loser

Cell # 309-251-9690

Email mloser68@gmail.com

Zoning 4016 N Ashton Ave



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Map Scale
1 inch = 25 feet
3/28/2023

