



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: December 2, 2021

CASE NO: PZ 607-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Pauline Agbodjan-Prince to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3302 N Brooks Lane (Parcel Identification No. 13-25-478-006), 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 3302 N Brooks Lane in an existing duplex with four bedrooms. The intended use is to rent both units to three to four guests per dwelling unit 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	Duplex short term rental. Each dwelling unit has two bedrooms for a total of four for the site.	None	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	Three to Four guests for each short term rental dwelling unit. The structure has two dwelling units with two bedrooms per unit.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of ten persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Private parking is available in the two one-stall attached garages and on the paved driveway.	None	The parking spaces on the site are not independently maneuverable and will require a waiver.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not in a Neighborhood Association.	None	If approved, this would be the first special use Short Term Rental in this general area. The 3% cap allows up to 3 special use Short Term Rentals within the 0.25 mile radius.
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 currently developed with a single-story side-by-side duplex. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) to the north and west, Class R-1 (Single-Family Residential) District to the south, and Class R-2 (Single-Family Residential) to the east. Surrounding land use is residential and a church to the east of property.

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 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	No	Parking is not independently maneuverable. A portion of the driveway is gravel and the remainder is in disrepair with visible weeds.
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 915.2.1.
4. Additional dwelling units cannot be added to the duplex.
5. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than four (4) adult guests may stay in each individual dwelling unit at any given time.

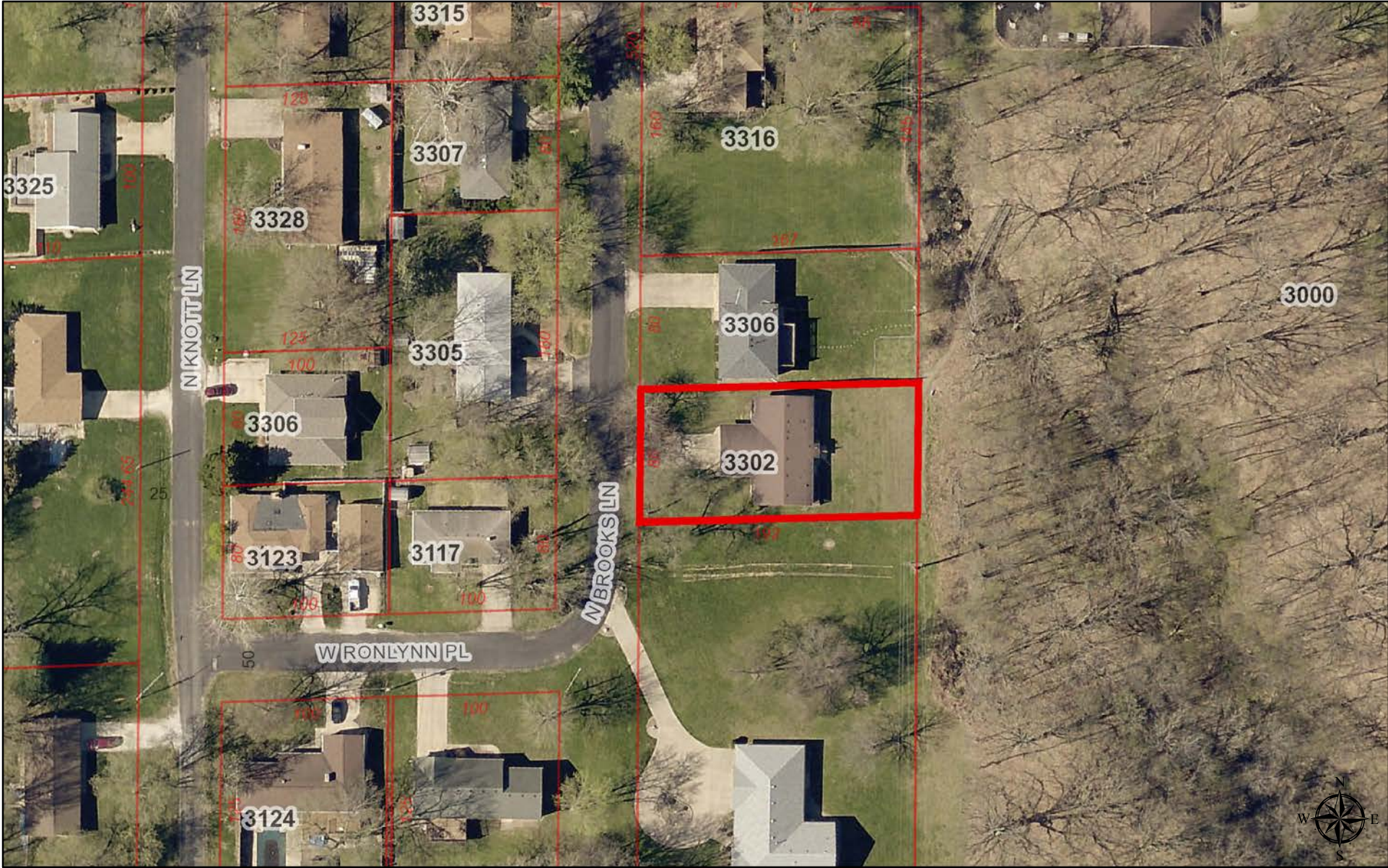
6. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & 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.
8. The driveway shall be replaced with an all-weather dustless surface such as asphalt or concrete. Appropriate driveway permits shall be obtained.

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. Photos – Existing Conditions
4. Site Plan

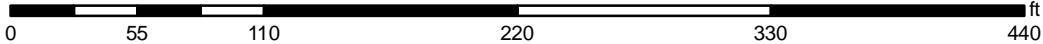
3302 N Brooks Ln - Aerial Photo



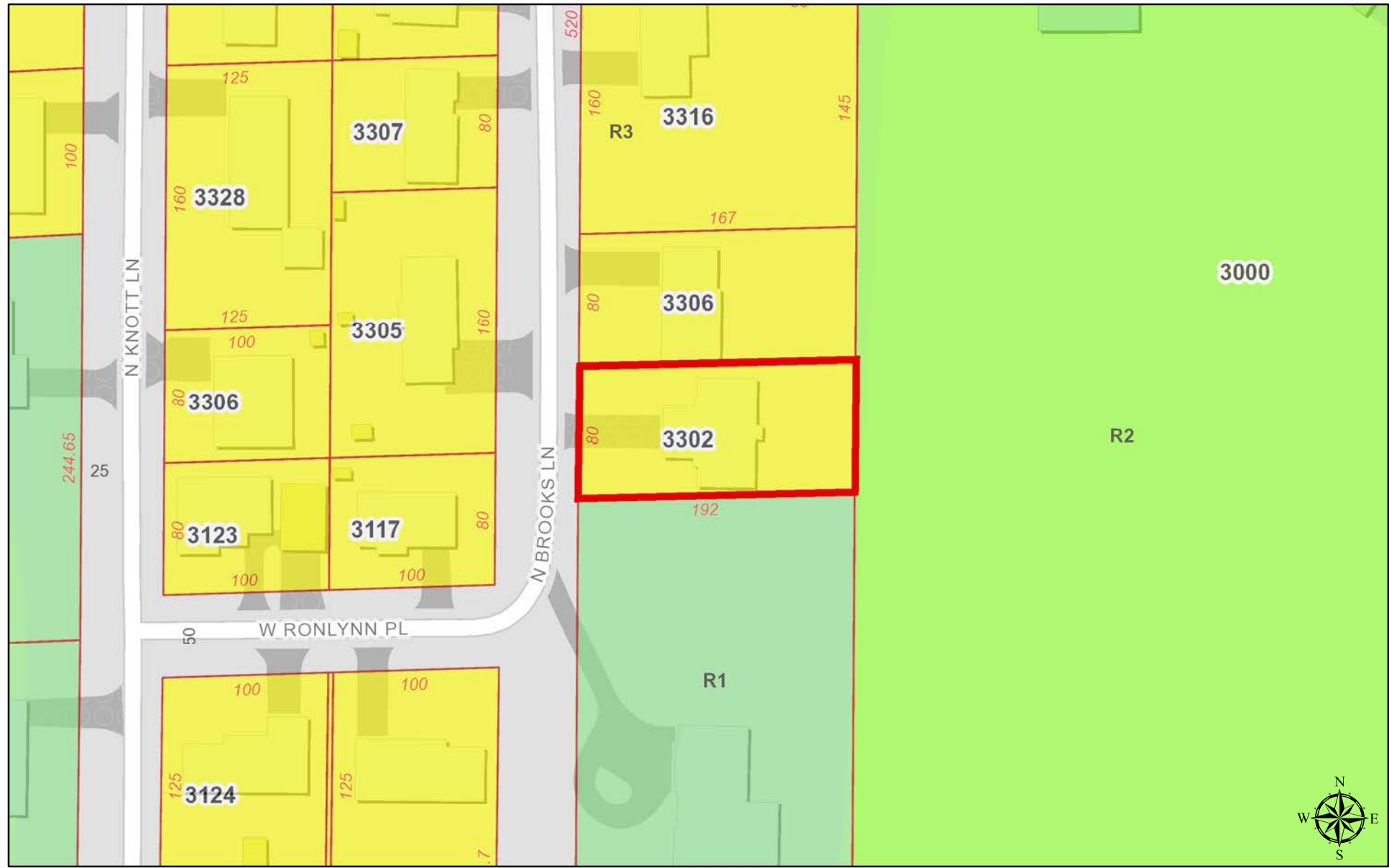
Peoria County, IL
 Peoria County, IL, HERE, USGS

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

1 inch = 83 feet

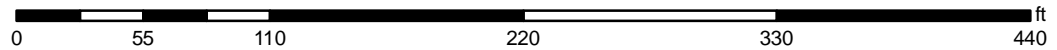


3302 N Brooks Ln - Zoning Map



Peoria County, IL
 Peoria County, IL, HERE, USGS

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Photos of Site

Front



Front Ortho



Photos of Site

Rear



Rear Ortho

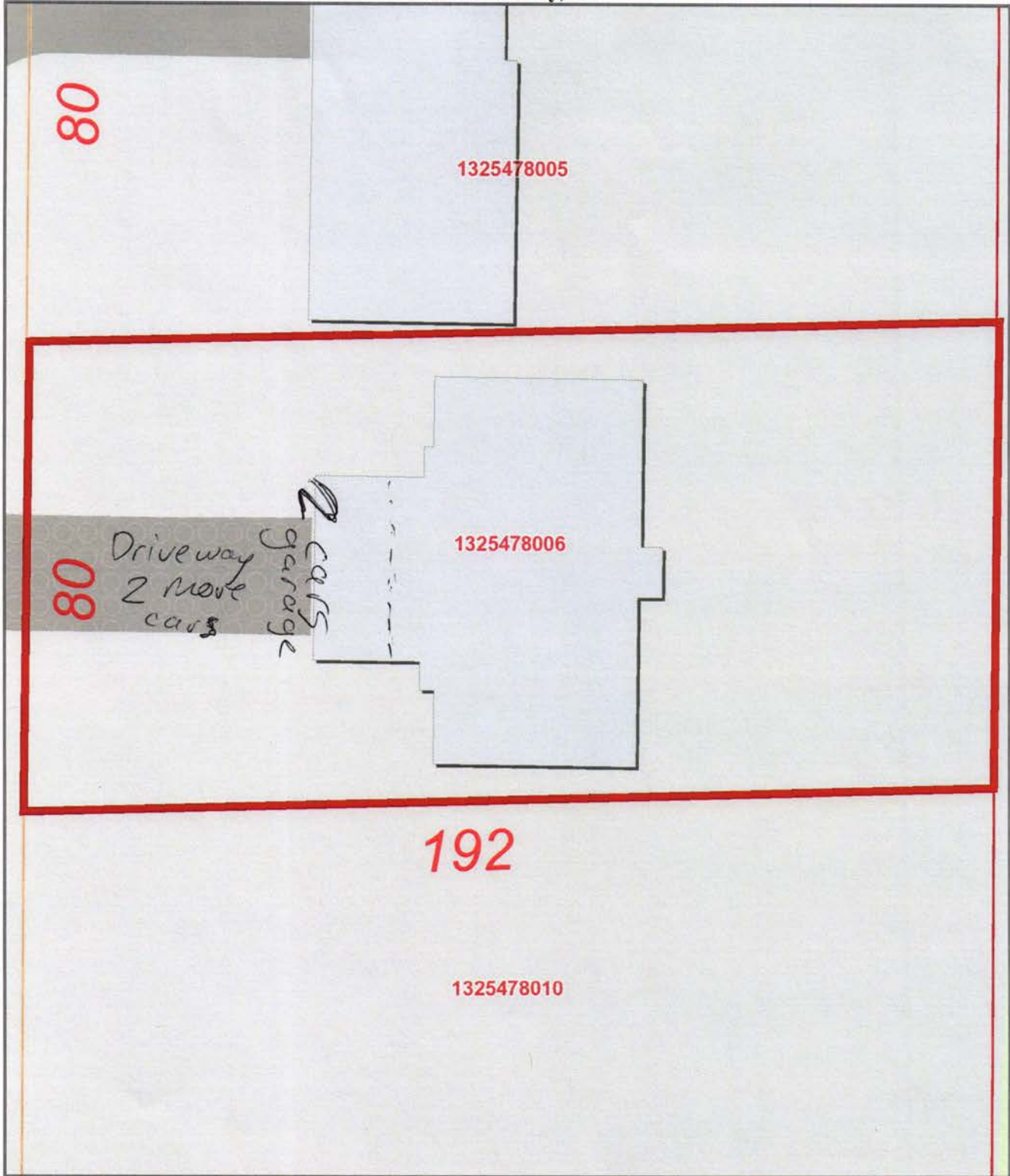


Photos of Site

Street View



Peoria County, IL



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Map Scale
1 inch = 25 feet
 11/3/2021

