



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Blake Eggleston)
DATE: April 6, 2023
CASE NO: PZ 1275-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Phong Tran, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short-Term Rental, for the property located at 1404 W Circle Road (Parcel Identification No. 14-32-132-003), 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 1404 W Circle Road in an existing single-family dwelling with two bedrooms. 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 two 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 2 guests in the short-term rental. The dwelling has two bedrooms.	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 off-street parking available. The attached garage would not be available for the short-term rental.	None	The site plan identifies one legal off-street parking space. On-street parking is available on W Circle Rd.
Access	Existing sidewalk and drive approach along W Circle Rd	None	Sidewalk and drive approach along the W Circle Rd frontage shall be repaired / replaced to be ADA compliant.
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 12 special use Short Term Rentals within a 0.25-mile radius of the subject property. If approved, this would be the second 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 W Circle Rd. 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	Sidewalk and drive approach shall be repaired / replaced to be ADA compliant.
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. Drive approach shall be repaired/replaced to make the sidewalk ADA compliant. The contractor shall have a current license and bond with the City for sidewalk and driveway construction.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single-family dwelling.
6. Occupancy of the short-term rental shall not exceed two (2) total persons.
7. 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.
8. 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

Zoning 1404 W Circle Rd



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 = 50 feet
3/9/2023

1404 W Circle Rd



County of Peoria, Peoria County Regional Planning Commission, Redmetry International Corp.



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1404 W Circle

Hello to whom this may concern to,

I would like to formally request 1404 W Circle to be used for a special use property for short term rental. 1404 W Circle Peoria, IL is my dad's second house that he would like to rent out on AIRBNB. The Parcel ID # is 1432132003. It is a single-Family household that has two bedrooms and one bathroom. The total living area is 928 Sq Ft. It has a detached garage that has 240 sq ft. Please see site plan for parking. There is room for two or three cars on the driveway, and multiple spots on the street. My dad would like to have this house to be used for special use short-term rental property. We mow, plow, and any other maintenance ourselves so the renters will not need to. We set the limit on AIRBNB for one or two people on the site. My dad, his friend, and I are screening the renters through AIRBNB. Each Bedroom is approx. 11ft by 12ft. The Tenant will not be able to park in the garage.

1404 W Circle Rd



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