



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: January 6, 2022
CASE NO: PZ 610-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Nathaniel and Jillian Cover to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 5435 N Longwood Drive (Parcel Identification No. 14-19-227-020), 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 5435 N Longwood Drive in an existing single family residence with three bedrooms. The intended use is to rent the dwelling to a maximum of six overnight 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	Single family residential short term rental. The dwelling unit has three bedrooms.	None	Additional dwelling units cannot be added to the structure. 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	Maximum of six overnight guests for the short term rental.	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 on the paved driveway.	None	None
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not located in a Neighborhood Association.	None	If approved, this would be the first special use Short Term Rental in this area. The 3% cap allows up to 5 special use Short Term Rentals within .25 miles of the subject property.
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 single family residence. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) in all directions. Surrounding land uses are residential.

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	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 915.2.1.
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 ten (10) guests. Of the maximum occupancy allowed, no more than six (6) 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

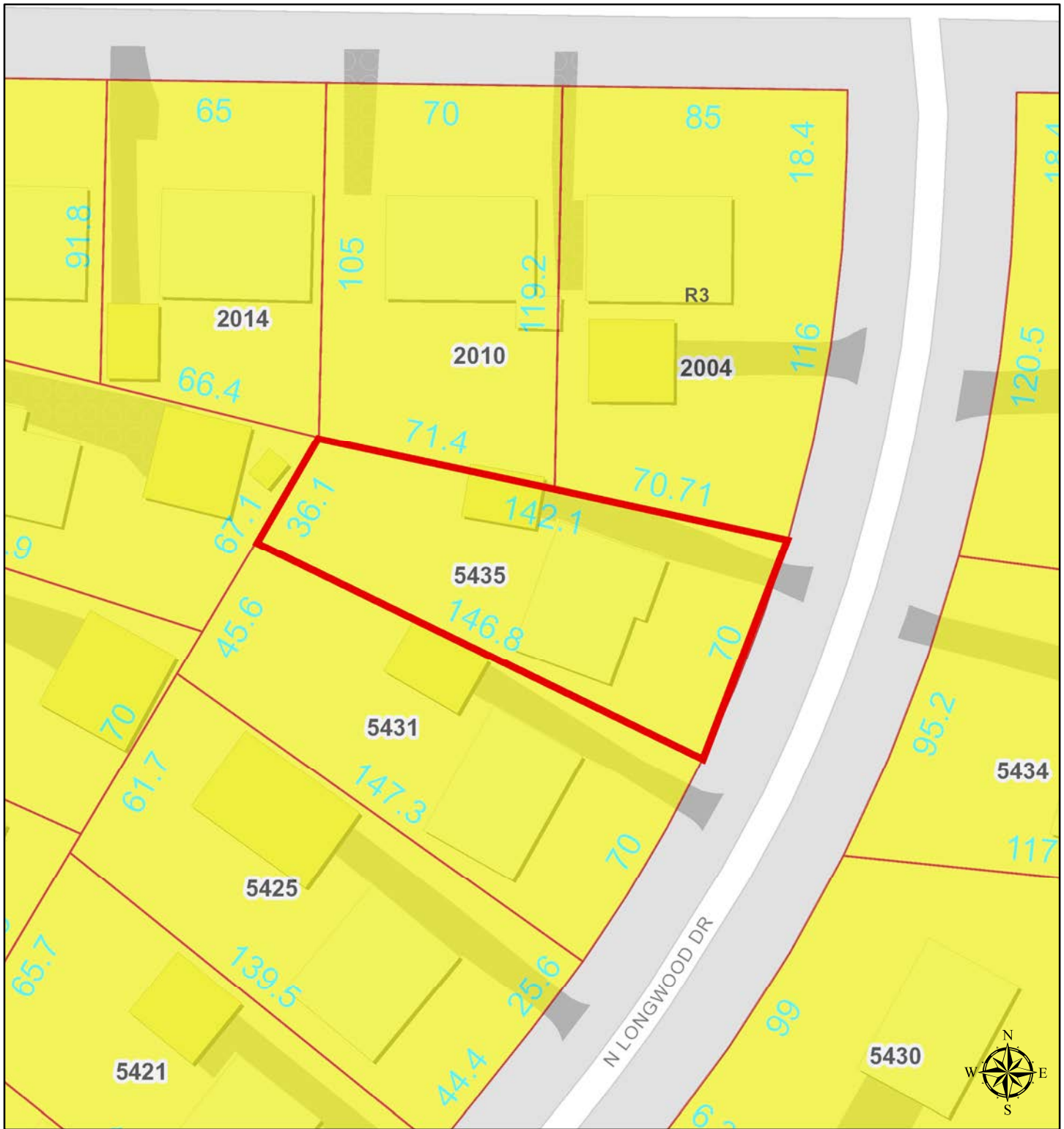
in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

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 meeting all applicable code requirements through all phases of the development.

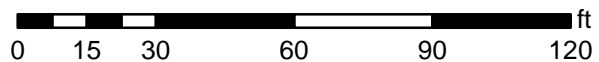
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Photos – Existing Conditions
4. Use Description
5. Site Plan

Peoria County, IL



1 inch = 42 feet

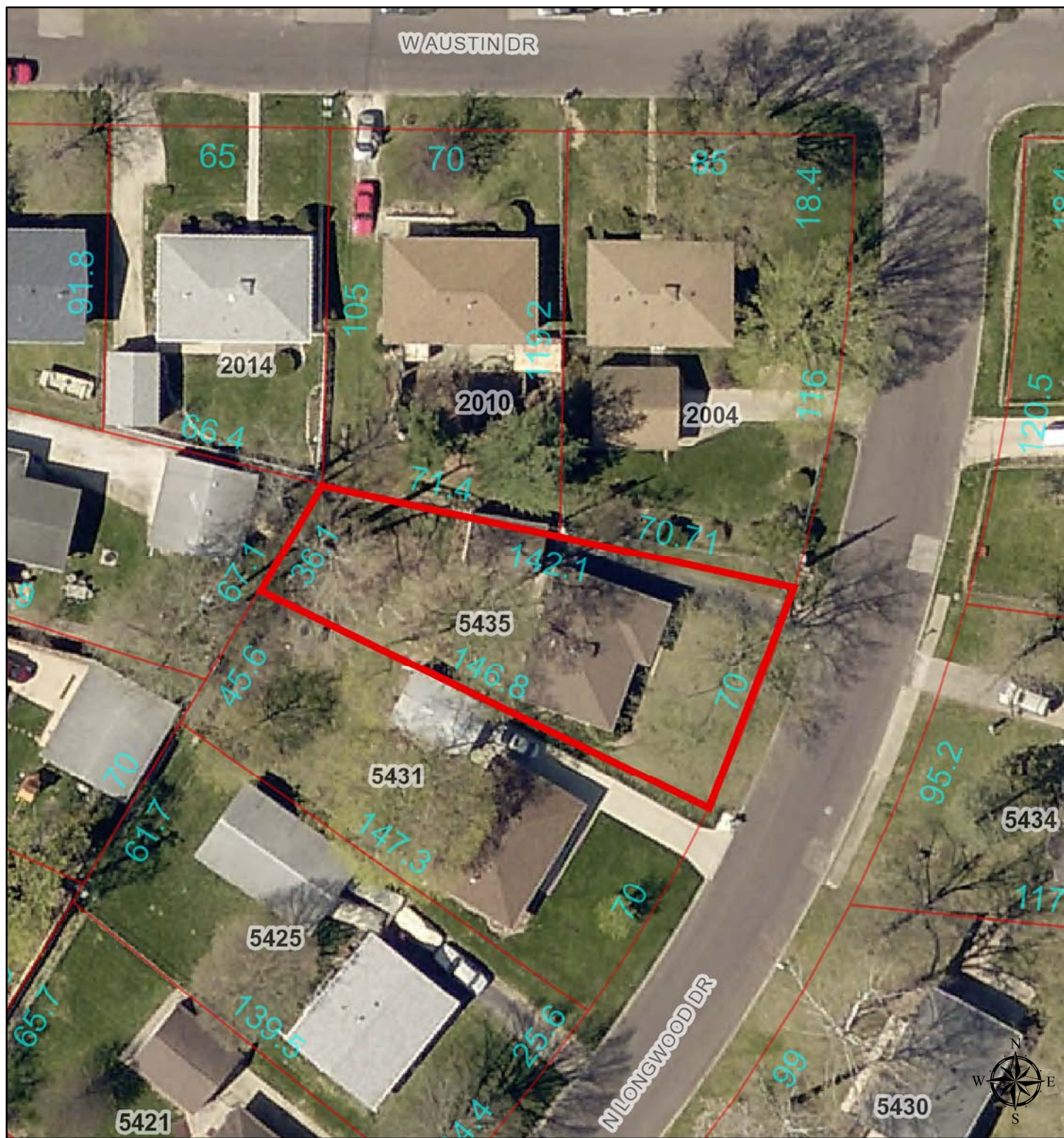


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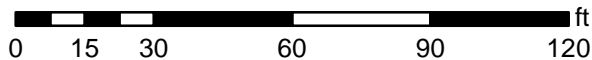
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1 inch = 42 feet



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Photos of Site

Front



Front Ortho



Photos of Site

Rear



Rear Ortho



Photos of Site

Street View



DESCRIPTION OF USE 5435 LONGWOOD

5435 Longwood is a 1059 sq ft ranch with 3 bedrooms on the main floor with measurements of 11'x11', 9'x11', and 8'x11' with 1 full bathroom. We operate through the Airbnb platform with maximum overnight guests allowed of 6. The minimum stay is one night and maximum of 30. Guests are only able to instant book if they meet the following requirements: a government issued ID, previous host recommendation, and a pre-booking message. Those who are not able to instant book, must send me a message, allowing me to determine if it is in my best interest to let them stay and to make sure they have read my rules. Below is a comprehensive list of all my rules provided on my listing and a copy in the house:

- Check-in is at 3pm. Please check out by 11am. Please send a text or message letting us know when you have departed.
- Please try to remove shoes upon entering.
- Keep your code handy because the door automatically locks behind you!
- Before departing, please strip all bedding and mattress covers and place them in the provided laundry basket in the hall closet, along with towels, to help reduce transfer of disease.
- Coffee, tea, juices, oatmeal, and other miscellaneous snacks are available for your use. Please only take what you need during your stay.
- More toiletries and supplies are in the small hall closet for your needs.
- Clean bath towels are under the sink.
- More blankets and pillows are in all the closets. PLEASE DO NOT TAKE PILLOWS AND BEDDING OFF OF CLEAN BEDS THAT YOU ARE NOT PLANNING TO USE.
- A twin size blow up mattresses and bedding can be found in the back bedroom closet.
- Please be sure to lock all doors and turn off lights when leaving.
- Please be respectful of the neighbors as this is a quiet area.
- Children must be attended by their guardian AT ALL TIMES. -The basement is available for children to play.-Dressers are not bolted onto the wall and are not childproof.
- Absolutely no smoking inside. Designated smoking area is on the back porch and cigarettes should be disposed of in the provided container
- No grilling or fires (no grill provided so don't bring your own)

-ONLY REGISTERED GUESTS ARE PERMITTED. All additional guests must be disclosed at the time of booking. Non registered guests must vacate by 11pm with no more than 10 people allowed in the house at a time. Due to no egress windows downstairs, no sleeping permitted in the basement.

-Use the shower curtain liner inside the tub to prevent water on the floor and then move it to the outside of the tub to dry.

-No illegal activity (state and county ordinances, state, and federal).

-Turn off and unplug the coffee maker when not in use.

-Pots and pans are under the oven. A toaster and various cooking supplies can be found in various kitchen cabinets. Help yourself.

-More paper towels are above the refrigerator.

-We reserve the right to change bedding and furniture from what is shown in the pictures due to upgrading, wear and tear, malfunction. Every attempt will be to replace with the same or better quality than what is shown in pictures. If a guest is unhappy with the change(s), we request that we receive notification via the Airbnb website or app to allow us to address any concerns while the guest is still at the house. If a concern is expressed to Airbnb after the guest has left without allowing us, the hosts, to remedy the situation, we will respectfully bring to Airbnb customer service's attention that we were not advised of any guest concerns.

-Absolutely no candles lit, please.

-Full garbage bags should be stored in the appropriate commercial container provided. Please bag garbage before throwing it into large container. Pick up is Wednesday morning. Guests are encouraged to set their garbage at the end of the driveway for pick up.

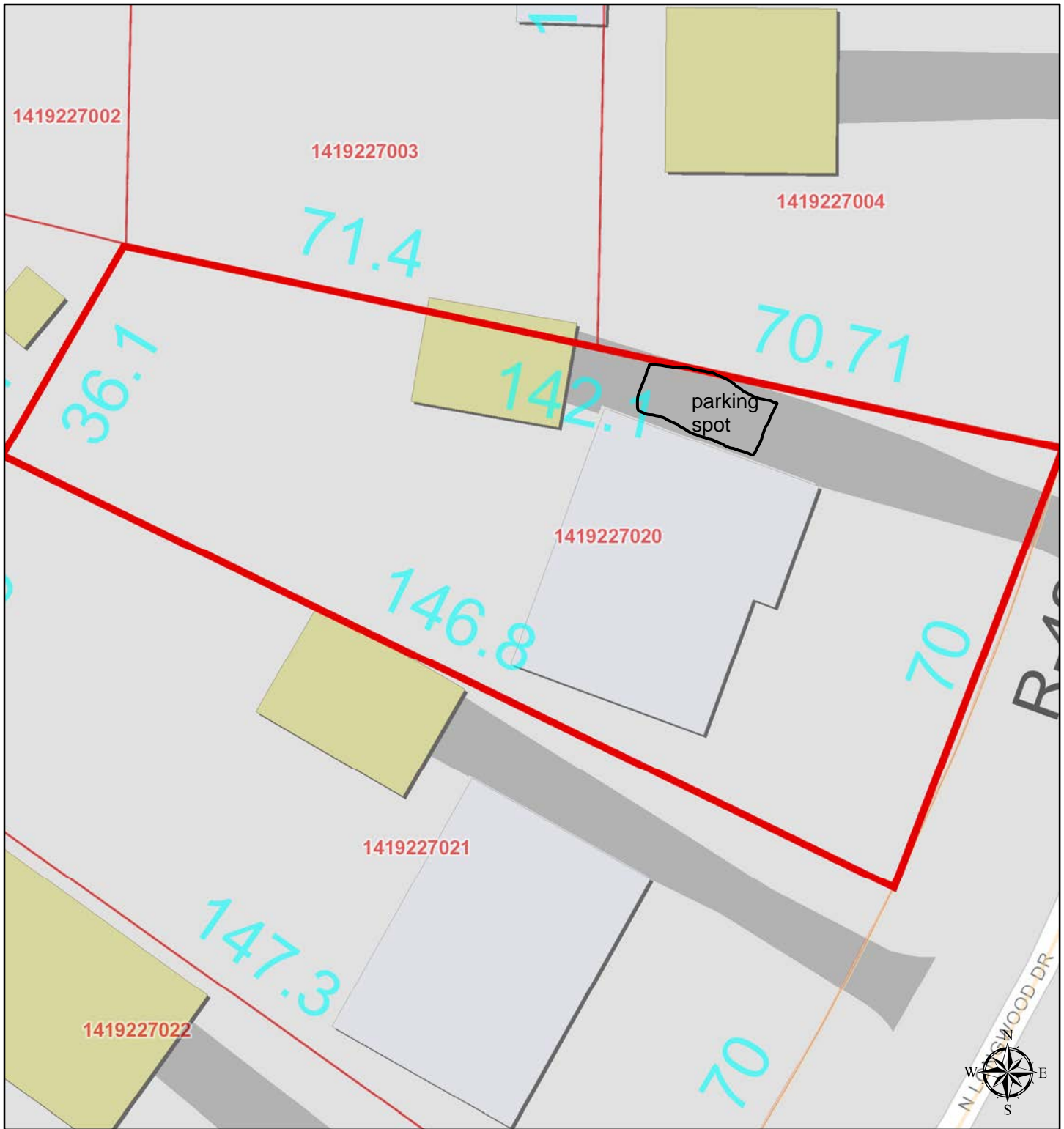
-There is a Maytag coin Laundry around the corner at 2527 War Memorial Dr. A dryer is downstairs available for your use.

-An extra container for recyclables is provided under the kitchen sink. Leave as is and we will recycle.

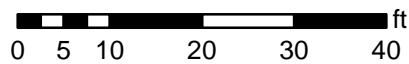
- Please let me know if there is anything I can do to make you feel at home! Any concerns should be addressed through the Airbnb app during the stay and not after.

We take great pride in the house, please respect it like it is your own and leave it in respectable condition.

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1 inch = 21 feet



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