

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 611 E TRIPP AVENUE (PARCEL IDENTIFICATION NO. 14-28-431-013), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Short Term Rental under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 6, 2023, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for a Short Term Rental is hereby approved for the following described property:

TRACT 1: A PART OF LOT 3 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°49' WEST ALONG THE NORTH LINE OF SAID LOT 3, (SAID LINE ALSO BEING THE SOUTH LINE OF THE WM. HAASE ADDITION), A DISTANCE OF 221.43 FEET TO THE POINT OF BEGINNING OF THE TRACT BE DESCRIBED; THENCE CONTINUING NORTH 89°49' WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 90 FEET; THENCE SOUTH 00°08' EAST, 198.15 FEET TO THE POINT OF BEGINNING, SITUATED IN PEORIA COUNTY, ILLINOIS.

TRACT 2: A PART OF LOT 3 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°49' WEST ALONG THE NORTH LINE OF SAID LOT 3, (SAID LINE ALSO BEING THE SOUTH LINE OF THE WM. HAASE ADDITION), A DISTANCE OF 311.43 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 89°49' WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 130.2 FEET TO THE NORTHEAST CORNER OF LOT 11 IN SLOUGH ADDITION (A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 28); THENCE SOUTH 00°17'55" WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 199.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TRIPP AVENUE; THENCE NORTH 89°46' EAST ALONG THE NORTH RIGHT OF WAY LINE OF TRIPP AVENUE, 130.78 FEET; THENCE NORTH 00°08" EAST, 198.81 FEET TO THE POINT OF BEGINNING; **EXCEPTING** THEREFROM THE WEST 100 FEET THEREOF, SITUATED IN PEORIA COUNTY, ILLINOIS.

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following conditions:

1. The second, westernmost, driveway shall be removed and returned to grass, the curb shall be repaired, and a 6', curb line, ADA sidewalk shall be installed.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. The owner shall comply with the residential property registration code of the City of Peoria.
5. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
6. Additional dwelling units cannot be added to the duplex.
7. Occupancy of the short-term rental shall not exceed two (2) persons in the upper unit. Occupancy of the short-term rental in the lower unit shall not exceed six (6) adults, eight (8) total persons.
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.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY _____, 2023.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel