

ORDINANCE NO. 17,895

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 1030 N ELMWOOD AVENUE (PARCEL IDENTIFICATION NO. 18-05-328-021), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-4 (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 August 5, 2021, 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:

Lot Three Hundred Thirty-Seven (337) in The Uplands, an addition to the City of Peoria, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

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

1. Occupancy is limited to no more than five bedrooms and ten overnight guests.
2. The dwelling shall comply with the 2018 IRC Section R310 Emergency Escape and Rescue Openings.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
4. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
5. The owner shall comply with the residential property registration code of the City of Peoria.
6. 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.
7. Additional dwelling units cannot be added to the single family dwelling.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with

respect to the Class R-4 (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

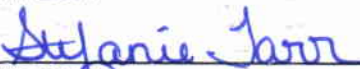
12th DAY October, 2021.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Attachment A to Ordinance

Parking plan: Space for 3 car parked side by side in front of garage and still enough room to exit N Elmwood or the alley way

