



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: October 6, 2022

CASE NO: PZ 1065-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Abbey Buehler, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 2724 W Newman Parkway (Parcel Identification No. 14-31-178-002), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 2724 W Newman Parkway in an existing single family residence. The intended use is to rent the dwelling to a maximum of 6 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 4 bedrooms (three bedrooms upstairs and one downstairs).	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 6 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	Parking is available in the existing garage and on the street.	Waiver to allow parking in a front yard	The existing driveway from Newman Pkwy includes a driveway extension which is not code compliant. The driveway extension must be removed and the existing established parking within the garage can be used for the short term rental. Also, parking can be provided within the Garage and no waiver is required.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is located within the Wardcliffe Homeowners Association.	None	If approved, this would be the first special use Short Term Rental in this Neighborhood Association. The 3% cap allows up to 12 special use Short Term Rentals within the Association.
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-family dwelling. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) to the North, East and West. R-2 (Single-Family Residential) District zoning is towards the South. Surrounding land use is residential with Sterling Middle School towards the Southeast.

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	No	Condition to remove driveway extension. Condition to allow a property maintenance inspection for compliance with the 2018 Property Maintenance Code.
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	Yes	Reinvest in Neighborhoods

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
City Council Strategic Plan Goals	Yes	Attractive Neighborhoods with Character; Safe and Livable

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

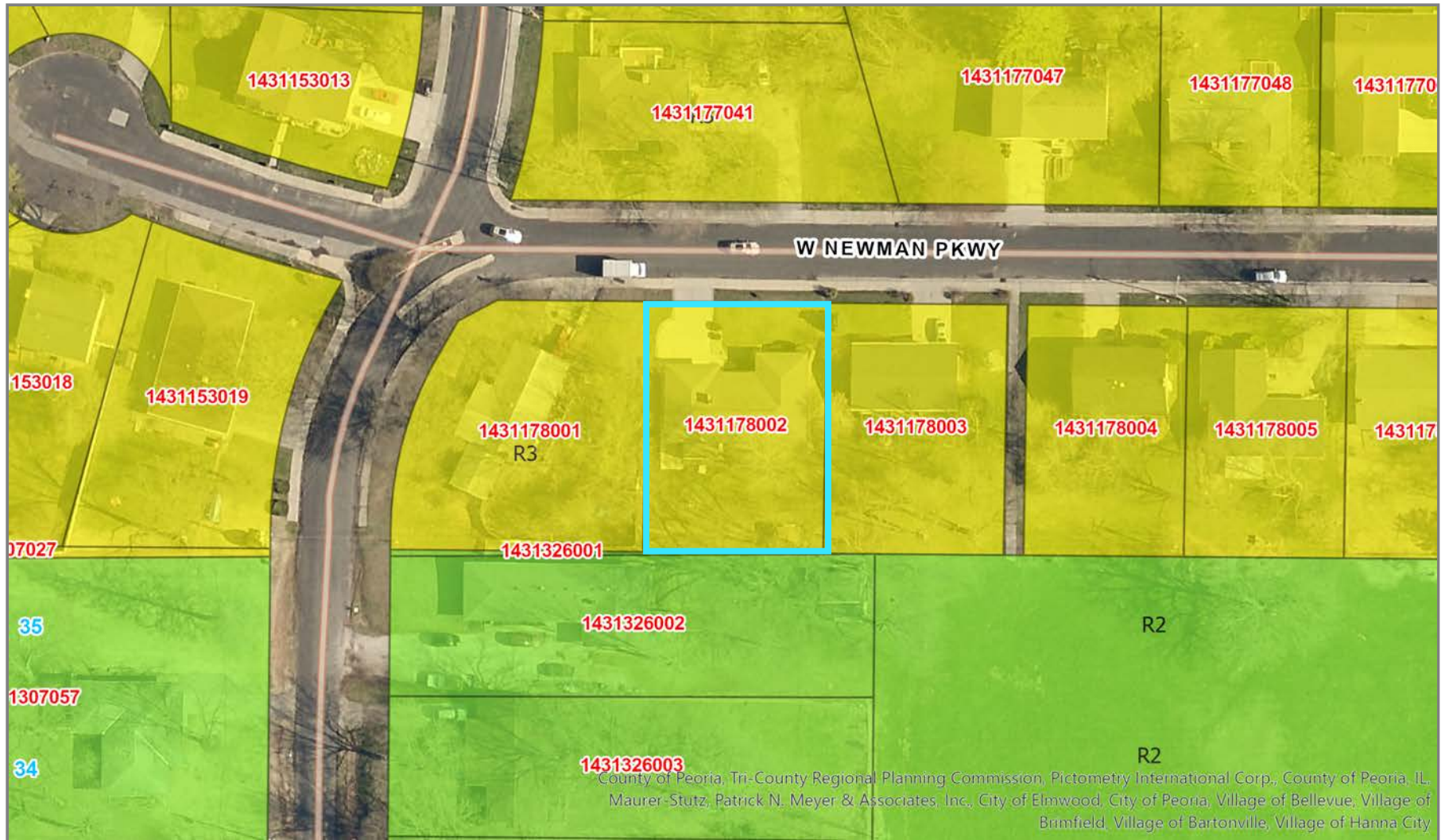
1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The residence shall comply with the 2018 International Building, Property Maintenance & Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) guests.
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.
9. The driveway extension shall be removed.
10. Two parking spots within the driveway shall be moved to the existing garage.

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 meetings 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

2724 W Newman Pkwy



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 = 100 feet
9/26/2022

2724 W Newman Pkwy



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North Face of House



South Face of House



East Face of House (Looking North)



East Face of House (Looking South)



West Face of House

Photos of Site

Street View



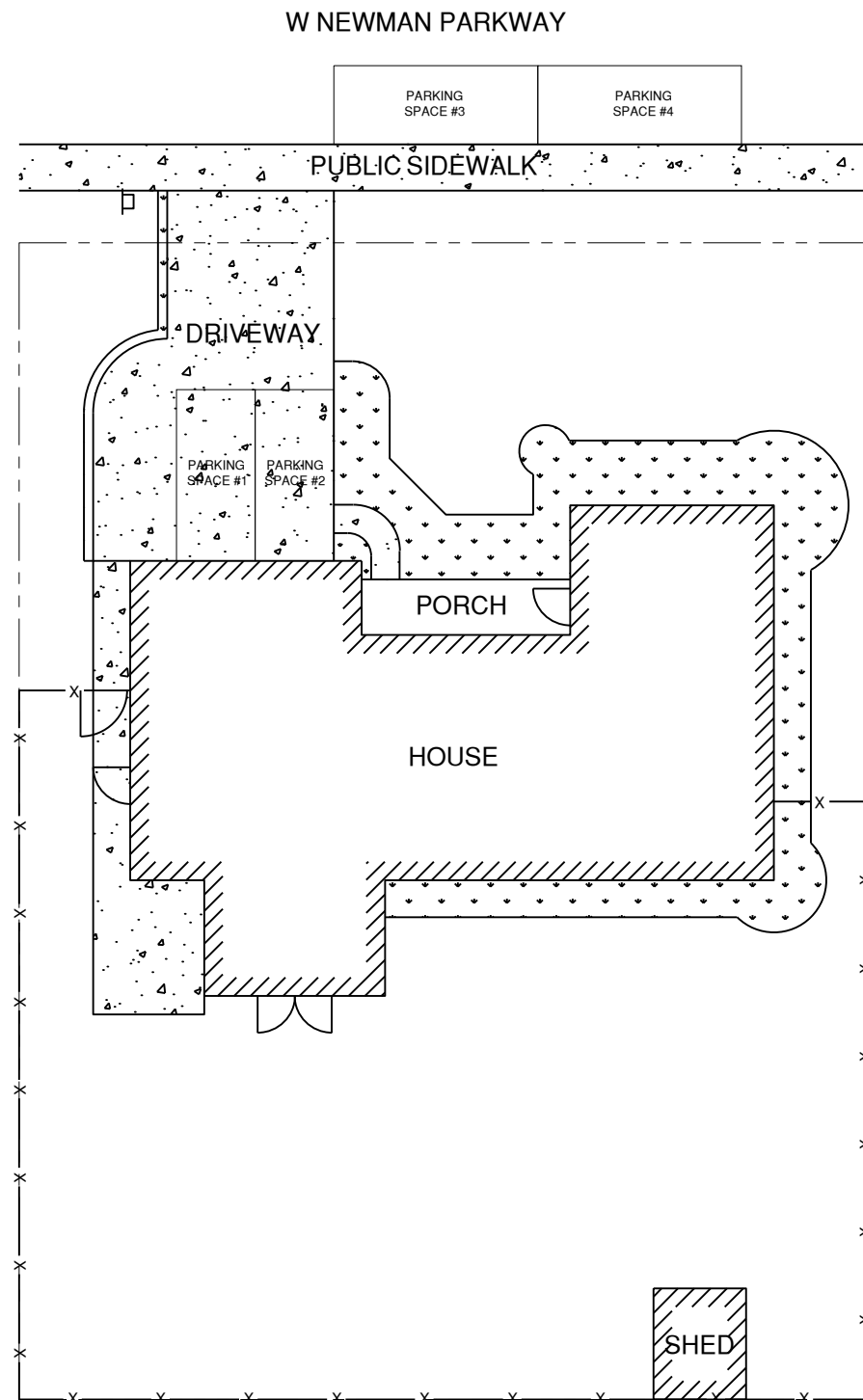
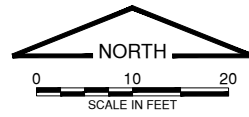
Non-Conforming Driveway Extension



2724 W NEWMAN PARKWAY, PEORIA, IL 61604

SITE PLAN (SPECIAL USE PERMIT)

DRAWN/SUBMITTED BY: ABBEY BUEHLER (PROPERTY OWNER)
 SUBMITTED ON: 9-7-2022
 UPDATED ON: 9-19-2022

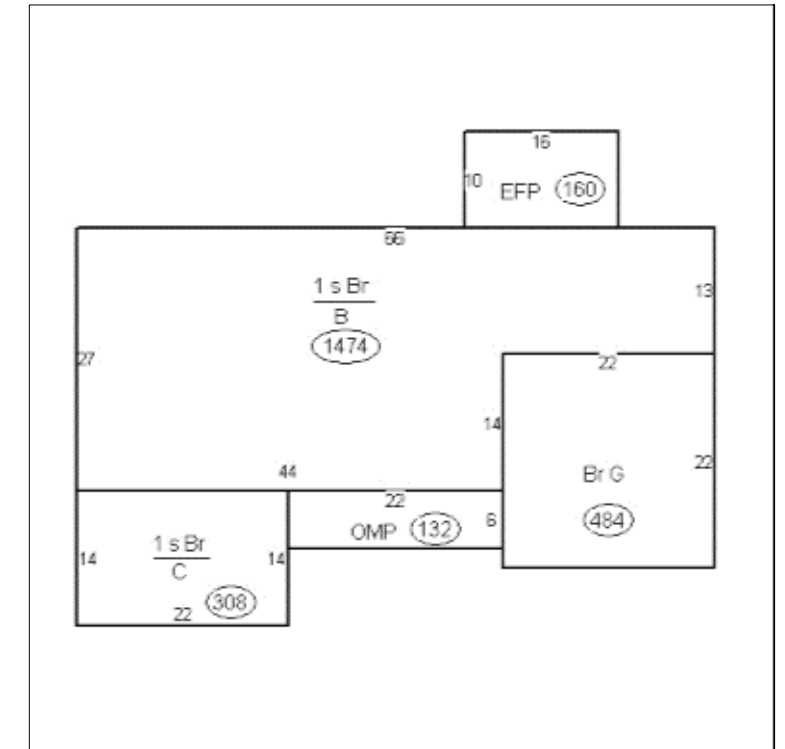


LEGEND

	PROPERTY LINE
	EXISTING FENCE
	POINTS OF INGRESS/EGRESS
	EXISTING STRUCTURE
	EXISTING CONCRETE PAVEMENT
	EXISTING LANDSCAPING
	EXISTING TRAFFIC SIGN

NOTES

- EXISTING PROPERTY AND ALL ADJACENT PROPERTIES ARE ZONED R3.
- MEASUREMENTS MADE ON SITE BY THE PROPERTY OWNER OR ONLINE VIA PEORIA COUNTY GIS.
- EXIST BLDG ELEV = 611.0' ± 0.5' (PEORIA COUNTY GIS)
- NO KNOWN EASEMENTS ON PROPERTY.
- LEGAL DESCRIPTION: WARDCLIFFE SUB #3 NW QUARTER SECTION 31-9-8E LOT 153



2724 W NEWMAN PARKWAY, PEORIA, IL 61604

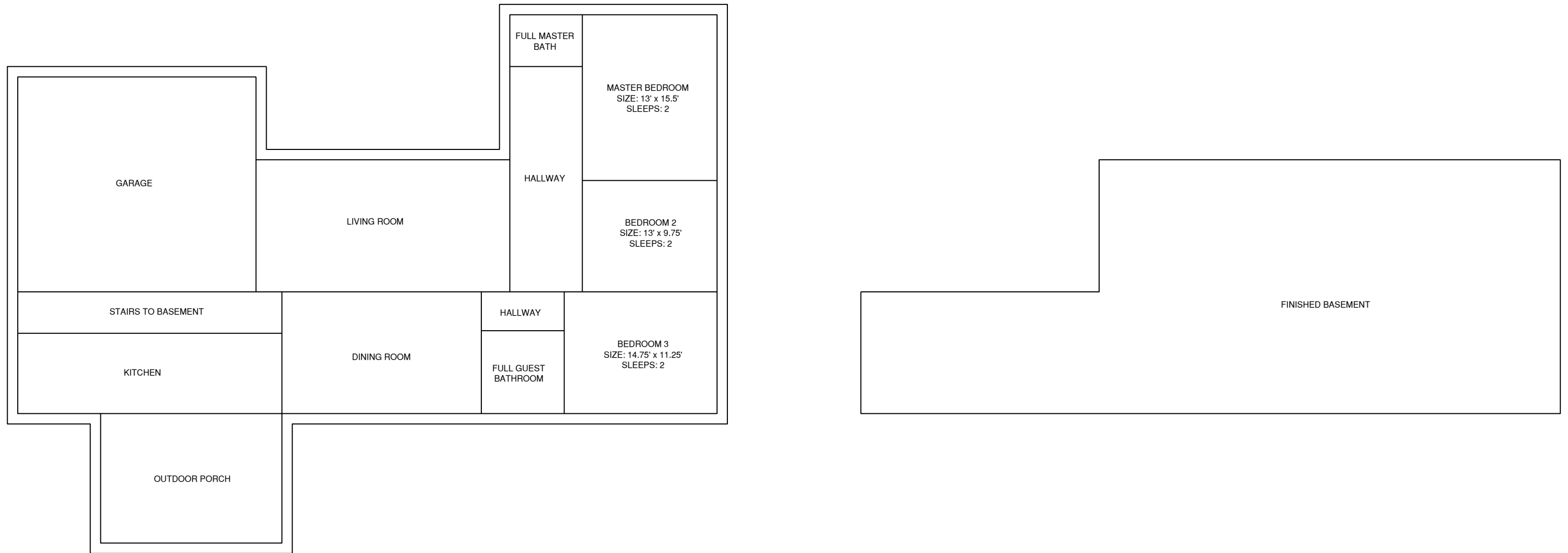
FLOOR PLAN (SPECIAL USE PERMIT)

DRAWN/SUBMITTED BY: ABBEY BUEHLER (PROPERTY OWNER)

SUBMITTED ON: 10-3-2022

NO. OF GUESTS: 6

DRAWING NTS



2724 W Newman Parkway, Peoria, IL 61604
Operation & Policies

Operation: Guests at 2724 W Newman Parkway have contactless access to the property through use of an owner-provided front door and garage door key-code. These key codes will be changed after each stay. An ADT security system is operable in the house and will be disarmed prior to stay and armed after stay. Guests will not have access to alarm system unless requested prior to stay. Cable, streaming services, dvd player, and wifi are present in house for guest usage. A fire pit and propane grill are located in the backyard for guest usage. Cleaning service and lawn maintenance will be provided by the owner after each stay. Owner resides in East Peoria and will drive past rental every few days to verify cleanliness, sound, and number of guests at property. Guests will have phone access to owner 24/7.

Policies:

- No more than six (6) adults guest may stay in the rental at a given time
- Must be 21 years or older to book
- Quiet hours are between 11 PM and 7 AM
- Check-In is at 3 PM and Check-Out is at 11 AM
- Please remove all trash from inside the house and place within the designated trash can outside, located on the West side of the house.
 - Trash collection occurs every Friday. Please place trash can at the bottom of the driveway between 3 PM on Thursday and 6 AM on Friday. Please move the trash can back to the West side of the house within 24 hours of collection.
- Please remove all recyclables from inside the house and place within the designated recycling bin located in the garage.
 - Recycling collection occurs every other Friday. Please place recycling bin at the bottom of the driveway, at least three (3) feet away from the garbage bin, between 3 PM on Thursday and 6 AM on Friday. Please move the recycling bin back to the garage within 24 hours of collection.
 - Please refer to the attached schedule for which weeks recycling is collected in 2022 and what items are or are not allowed.
- Dog Policy:
 - Dogs should be kept on a leash and be under restraint by its owners at all times when not in the house or fenced-in backyard.
 - All dogs should be up to date on yearly medications and rabies shot. Guests shall provide owner with proof of rabies vaccination for any and all dogs prior to stay.
 - Please be a responsible pet owner and clean up after your dog in the neighborhood and at the rental. Aggressive and nuisance dogs are not allowed at the rental.
 - No more than four (4) dogs are allowed in the rental at a given time.
- No open burning is allowed in the City of Peoria. Only seasoned dry firewood is allowed to be burned. Fire must be contained within the fire pit located in the backyard and must be supervised by an adult at all times.
 - A hose is located near the AC unit in the backyard and should be used to put out the fire every night.

- Please complete the following before leaving:
 1. Remove all trash from inside the house. Extra trash bags can be found under the kitchen sink.
 2. Fill the dishwasher and begin a wash cycle.
 3. Place all dirty towels and washcloths on the bathroom floor. Beds do not need to be stripped. The cleaning crew will take care of all sheets and blankets.
 4. Turn off the tv.
 5. Turn off all lights.
 6. Set the thermostat to 70 degrees.
 7. Pick up any dog waste from the backyard. A trash can and pooper scooper are located next to the AC unit in the backyard.
 8. Lock all doors.