



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 6, 2022
CASE NO: PZ 670-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Kavan Shay and Mari Halliday of JEG Properties LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3124 N Isabell Avenue (Parcel Identification No. 14-29-457-002), 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 3124 N Isabell Avenue in an existing single family dwelling with three 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 three 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 6 guests in the short term rental. The dwelling has three bedrooms.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 6 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors. This property is in a regulated floodplain. Condition to verify the dwelling is a minimum of two (2) feet above the base flood elevation (BFE).
Parking	Two parking spaces in the paved driveway.	None	The site plan identifies two legal off-street parking spaces. On-street parking is available on N Isabell Avenue.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Biltmore Neighborhood Association.	None	If approved, this would be the first special use Short Term Rental in this neighborhood association. The 3% cap allows up to 10 special use Short Term Rentals in this neighborhood 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 0.11 acres and is currently developed with a single family dwelling and detached two-stall garage. The property fronts N Isabell Avenue. Vehicle access to the detached garage is from Isabell Avenue. The property is in good standing with code enforcement. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (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	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. Condition to verify the dwelling is at least two feet above the BFE.
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. Verify the dwelling is at least two (2) feet above the base flood elevation (BFE) for this area.
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.

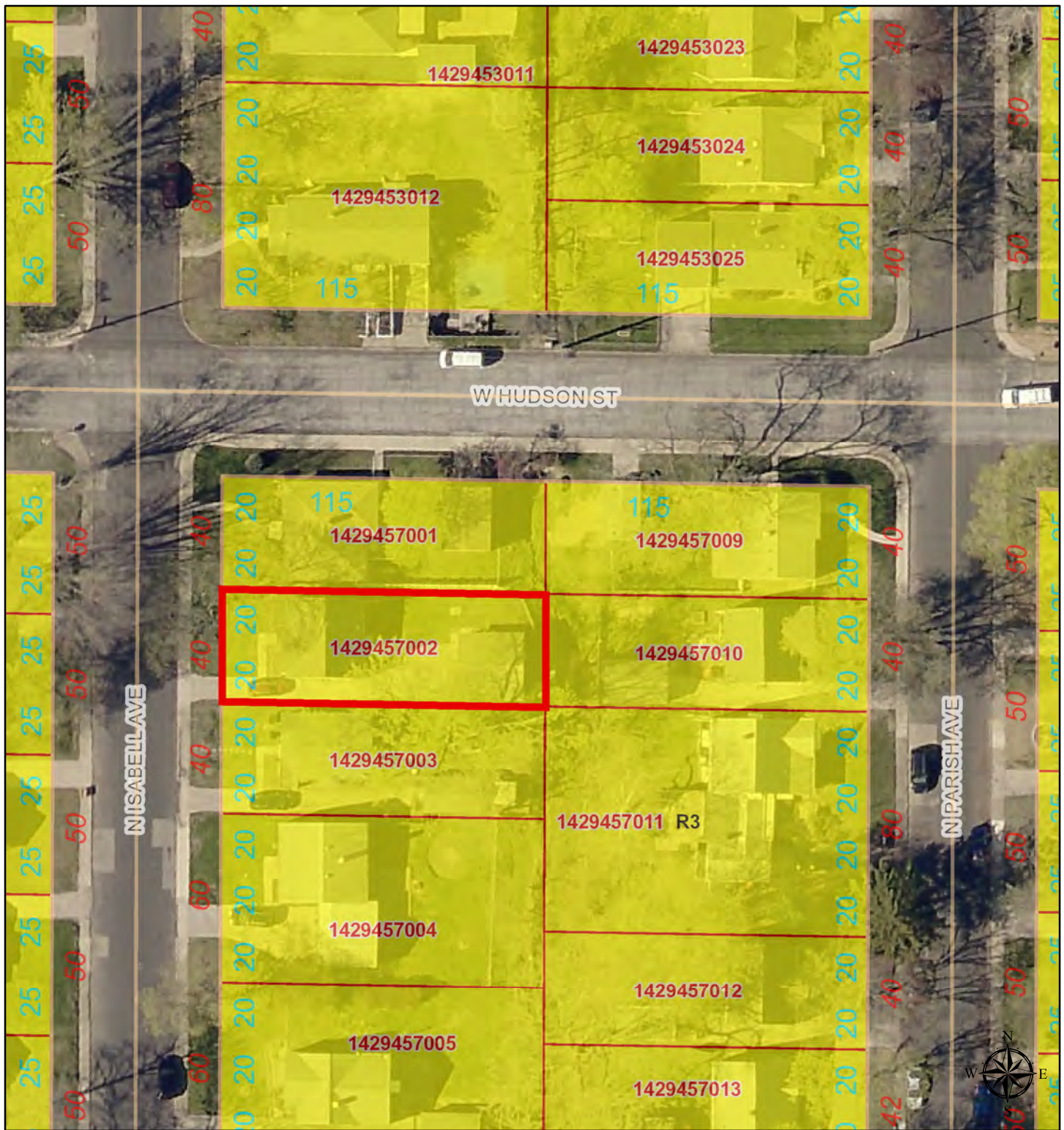
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of six (6) total persons.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City 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.

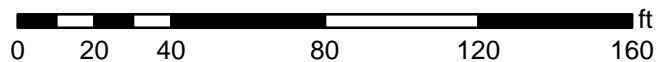
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Applicant's Description of the Use
4. Site Plan
5. Photos – Existing Conditions

3124 N Isabell Ave - 2019 Aerial + Zoning



1 inch = 50 feet

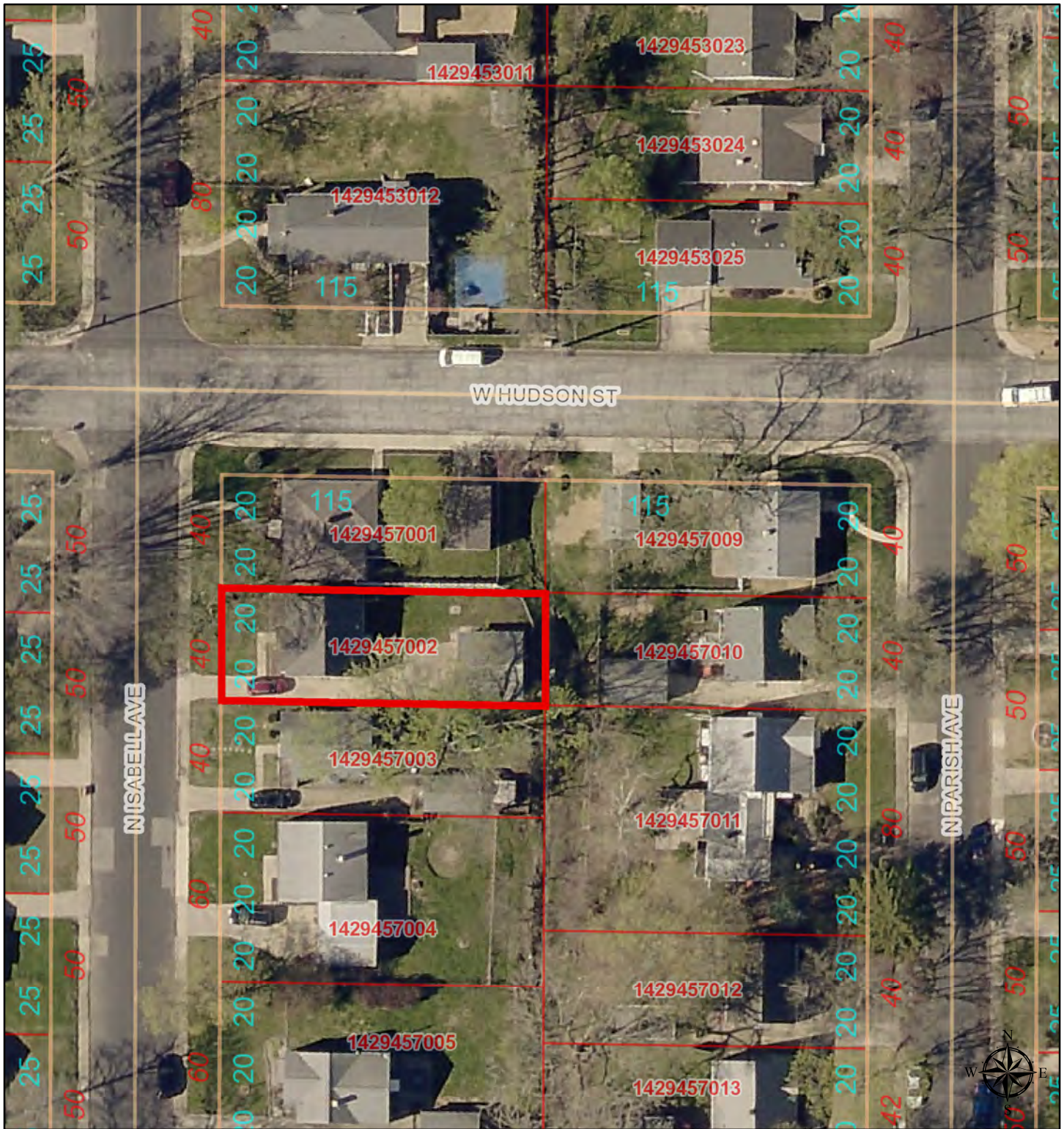


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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

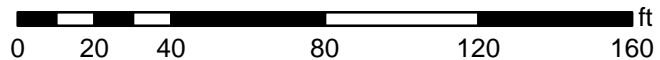
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3124 N Isabell Ave - 2019 Aerial



1 inch = 50 feet



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3124 N. Isabell Avenue - Peoria, IL 61604

Parcel# 14-29-457-002

Description of Use:

AirBnB that stays up to 6 guests – 748 sq. ft., 3 bedroom, 1 full bathroom – Ranch home with a basement. Cozy, comfortable, and centrally located in the heart of Peoria. Minutes drive from downtown hospitals (OSF & Methodist), Caterpillar, Civic Center, Northwoods Mall, and Peoria Heights. Inside this cozy vintage-decorated home, you'll find everything to make your stay pleasant and serene. All bedrooms are equipped with new memory foam mattresses for a good nights' rest. Basement has bonus TV area with large sectional couch, foosball table, and Pacman arcade! Washer and Dryer too!

During Your Stay:

You will have full privacy your entire stay. Managed by a Superhost, who is experienced, highly rated and is committed to providing great stays for guests. Your comfort and enjoyment is our number one priority!

House Rules:

- Check-in: After 4:00 PM
- Checkout: 10:00 AM
- Self check-in with smart lock
- Not suitable for infants (under 2 years)
- No smoking
- No pets
- No parties or events

Additional Rules:

- Any of the house rules being broken there is a \$200 fine.
- Absolutely no parties.
- No smoking allowed, \$200 fine.

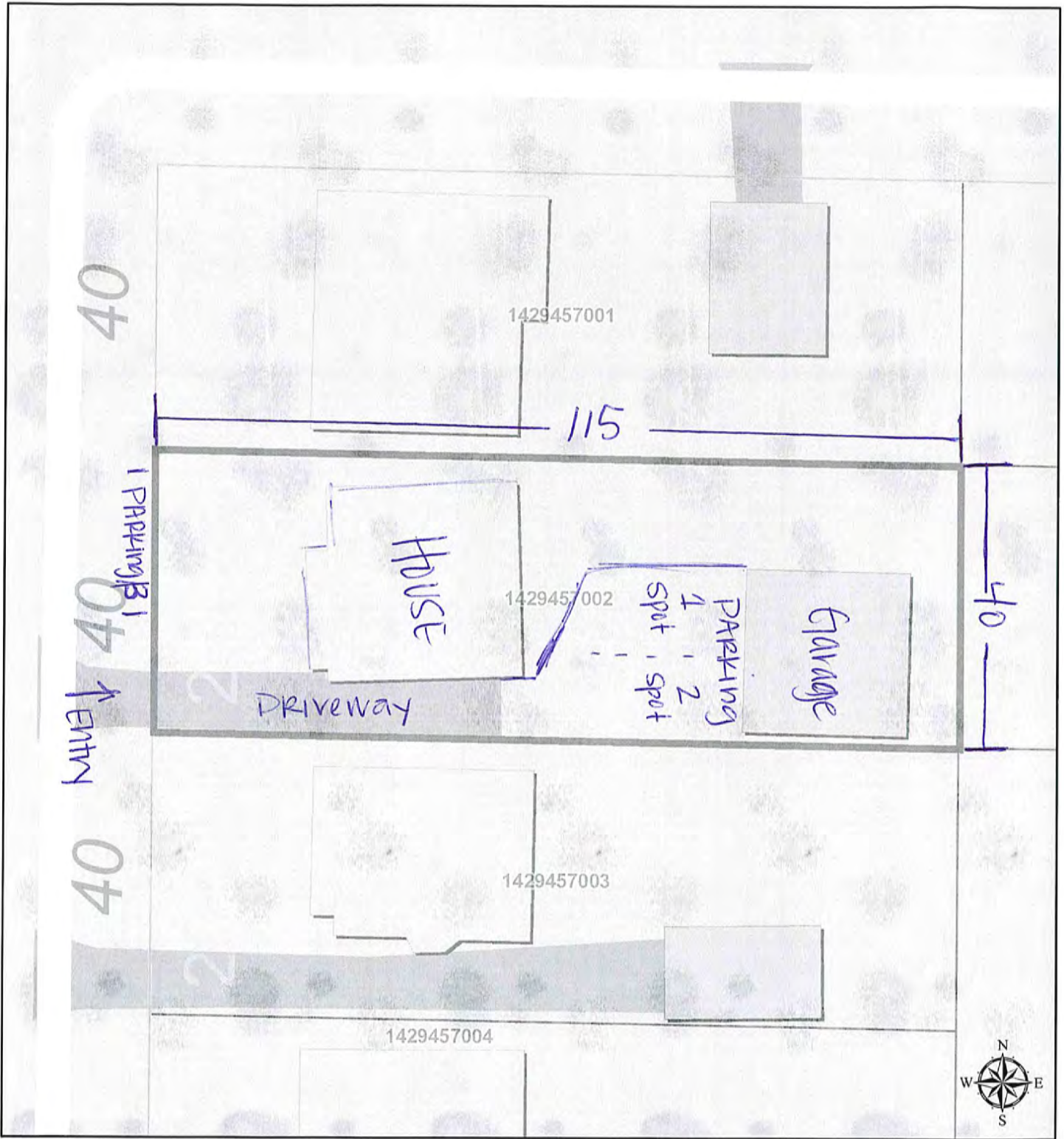
Health & Safety:

- Committed to Airbnb's enhanced cleaning process.
- During the COVID-19 pandemic, all hosts and guests must review and follow Airbnb's social-distancing and other COVID-19-related guidelines.
- Security camera/recording device — Front door and back-door ONLY security cameras on the outside.
- Carbon monoxide alarm
- Smoke alarm

You must also acknowledge:

- Security Deposit - if damage is done to the home, fines could be up to \$200.

3124 N Isabell Ave



3124. N ISABELL AVE - PEORIA IL 61604



1 inch = 20 feet



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3124 N. Isabell Avenue - Peoria, IL 61604

Parcel# 14-29-457-002

FRONT



WEST SIDE



3124 N. Isabell Avenue - Peoria, IL 61604

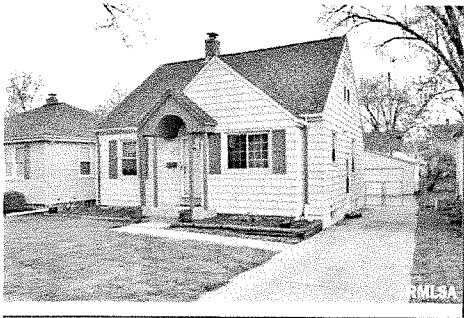
Parcel# 14-29-457-002

EAST SIDE



BACK





Addr: 3124 N ISABELL Avenue	Unit #
City: Peoria IL 61604	
County: Peoria	Subdivision: Edgemere Heights
Type: Single Family	Condo:
Parcel ID: 14-29-457-002	Ann Taxes: \$2,491.00 Tax Year: 2020
Approx Acres:	Add'l Parcel IDs
Wtr Linear Ft:	Apx Lot Size: 40x115
Legal: EDGEMERE HEIGHTS SE 1/4 SEC 29-9-8E LOTS 99 & 100	
# Bedrooms: 3	# Fireplaces: 0
	Year Built: 1945
	Source: County Records
Full Baths: 1	Surveil: None
Half Baths: 0	Util: Yes
	Virtually Stage Y/N:

Unbranded VTour:
Unbranded VTour 2:

actions: W. Forrest Hill ave to Isabell Ave.

Room Dimensions/Levels/Flooring:		Egress		Fin Main Lvl SqFt: 748	
Living: 16.01 x 11.03 M W	Mstr Br: 11.04 x 10.06 M W	Den/Ofc: 16.10 x 14.03 U C	Fin Upper Lvl SqFt: 299		
Treat: x	Bedrm 2: 11.04 x 9.06 M W	Laundry: 20.08 x 10.10 B C	Fin Lower Lvl SqFt:		
Family: 26.06 x 12.09 B T	Bedrm 3: 14.03 x 9.11 U C	Rec Rm: x	Fin Addtl SqFt:		
mi D...: x	Bedrm 4: x	Storage: 10.11 x 5.02 B C	Total SqFt: 1047		
if Din: x	Bedrm 5: x		Total Lower Lvl SqFt:		
itch...: 10.08 x 10.06 M L	Bath/Mst BR: None	Garage: Y 22.00 x 22.00 Cars: 2.0	Remotes: 0	Finish Bsmt SqFt: 338	Total Bsmt SqFt: 748

lo. Assn Fee:	55+ Dev: N	Zoning:	Elem Schl:
nn.Assn Fee:	Short Sale: No	100-Yr Flood Plain: No	Middle Schl:
ew Const: No	Repo: No	RELO: No	High Schl: Peoria Central
velopment:		Incentive: No	Home Subject to Sale?:

ossible 4-bedroom, move-in-ready home with arched doorways, hardwood floors, fenced yard, 2 car garage, and finished basement. Updates include roof within 8 ears, most windows are 3 years old, electrical was updated around 2015, new water softener 2017, water heater 2018 and, fresh paint. Schedule your private showing oday!

gent Remarks Please email all offers to jennifer@tuckerhomemarketing.com. To schedule showings, use the ShowingTime App/call 800-746-9464.

ffice Remarks

style	1.5 Story
ONSTRUCTION TYPE	Frame
XTERIOR	Aluminum Siding
OOFFING	Shingles
ARAGE/PARKING	Detached
ASEMENT/FOUNDATION	Finished, Block
EATING/COOLING	Gas, Water Heater - Gas, Central Air
ATER/SEWER	Public Water, Public Sewer, Sump Pump, Sump Pump Hole
ITCHEN/DINING	Eat-In Kitchen
PPLIANCES	Hood/Fan, Range/Oven, Refrigerator, Water Softener - Owned, Washer, Dryer
heel Chair Access	
TERIOR AMENITIES	Cable TV Available, Garage Door Opener(s), Blinds, Ceiling Fan, Hi-Speed Internet Availbl
XTERIOR AMENITIES	Fenced Yard, Replacement Windows
OT DESCRIPTION	Level
OAD/ACCESS	Curbs & Gutters
OSSIBLE FINANCING	Cash, Conventional, FHA, VA
FORMATION ON FILE	None
OWING INSTRUCTIONS	Electronic Keybox/Keysafe, Appointment Required, Showing Time
IGH EFFICIENCY FEATURES	High Efficiency Wtr Htr
AX EXEMPTIONS	Homestead/Owner Occupied
WNER INFORMATION	Owner Occupied

nit #	Condo:	Conversion:	Condo Proj:	Rental Allowd:
nit Style:	Building Style:	Elevator:	Addl Fees:	Pets Allowed:
wner:		/		Also Ref. MLS#
O: New World Realty LLC - Phone: 309-481-4300			Off License # 481013194	F...
A: Ryan Tucker - Phone: 309-740-2702		List Team:	Agt License # 471020458	
A Email: Ryan@Tuckerhomemarketing.com		Appointment Desk Phone: 800-746-9464	LD: 6/14/2021	
LA:		CLA Email	XD: 9/10/2021	
LA:		OLA Email	Agent Designated MB: No	
omp: 2.5	Dual/Var: Yes	List Type: Exclusive Right to Sell	Agent Owned: No	Agent Related to Owner: No
LP: \$97,500	Selling Agent: Mari Halliday		Co-Sell Office:	
old Price: \$93,000	Co-Sell Agent:		How Sold: Conventional	
lose Date: 9/1/2021	Selling Office: Jim Maloof/REALTOR		DOM: 51	CDOM: 105
onc. \$: 0	Sold Conc.Info: NA		Type of Sale:	