



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: March 2, 2023
CASE NO: PZ 1222-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Celeste Polk-Coverdell and Jean Polk, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3218 N Isabell Avenue (Parcel Identification No. 14-29-453-008), 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 3218 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.
Parking	Two parking spaces in the paved driveway. The attached garage would not be available for the short term rental.	None	The site plan identifies two legal off-street parking spaces. The driveway could accommodate a third parking space; however, not all spaces would be independently maneuverable. On-street parking is available on N Isabell Avenue.
Access	Existing sidewalk and drive approach along N Isabell Ave.	None	Sidewalk and drive approach along the N Isabell Ave frontage shall be ADA compliant.
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 second special use approved in this neighborhood association. The 3% cap allows up to 10 special use Short Term Rentals in this neighborhood association.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
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 0.16 acres and is currently developed with a single family dwelling and attached garage. The property fronts N 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	Not in City Limits
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.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Sidewalk and drive approach shall be ADA compliant.
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:

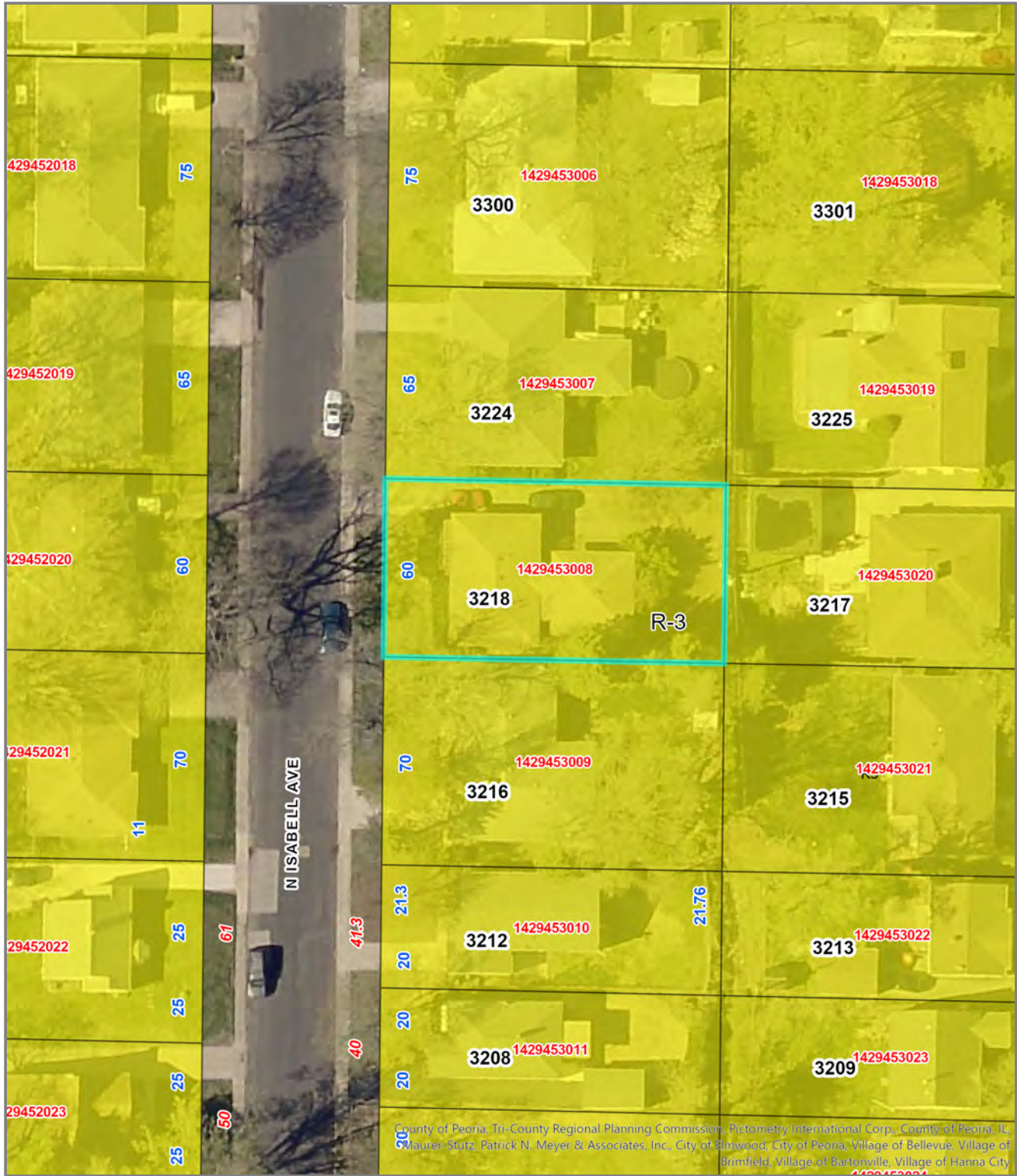
1. Sidewalk and drive approach along the N. Isabell Avenue frontage shall be ADA compliant.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 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. Parking and Site Plan
5. Photos – Existing Conditions

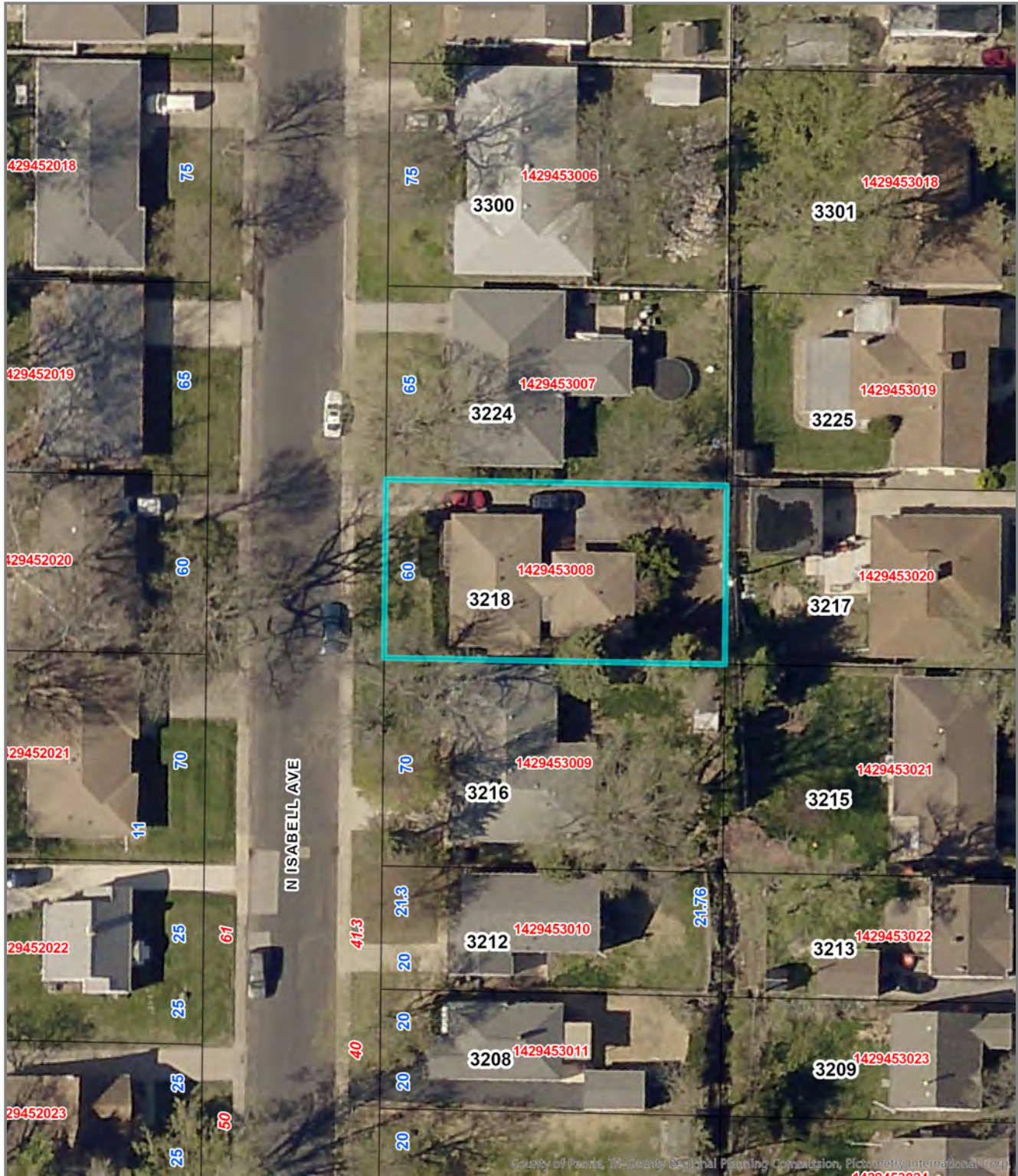
Zoning 3218 N Isabell Ave



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 = 50 feet
 2/10/2023

3218 N Isabell Ave



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Description of Use

For 3218 N. Isabell Ave, Peoria, IL 61604

BEDROOMS

3 bedrooms

Bedroom #1: 10.5 feet x 10.5 feet (1 full size bed)

Bedroom #2: 11.2 feet x 10 feet (2 twin beds)

Bedroom #3: 13.7 feet x 10.5 feet (1 queen bed)

OCCUPANCY

6 guests

MANAGEMENT

The home is managed by my family (my aunt, Beverly Wysinger and cousin, Nakita Morris). They help maintain supplies, clean in between guests and are on call should any problems arise. I also have a contractor on call for repairs and maintenance between guests.

POLICIES

Check in: 3pm

Checkout: 11am

Quiet Hours: 10pm -7am

No smoking inside the property

No illegal activity

No parties or events

No pets

Self check-in with keypad

No commercial photography

SECURITY MEASURES

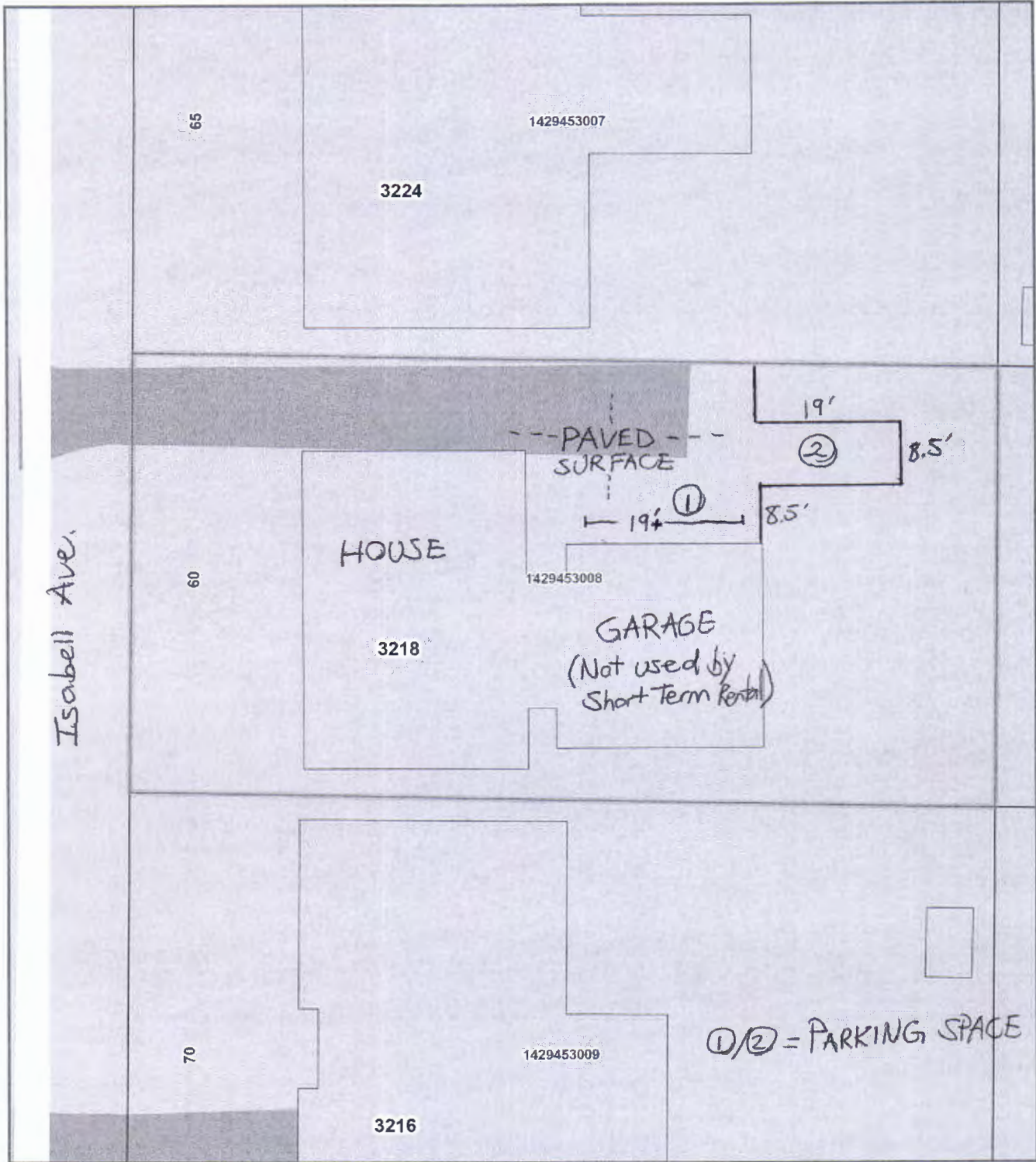
Exterior Security camera/recording device

Carbon monoxide alarm installed

Smoke alarm installed

Burglar alarm installed

3218 N Isabell Ave



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3218 N Isabell Ave Photos

Front



Front Left Side #1



Front Left Side #2



Back Left Side



Right Side #1



Right Side #2



Right Side #3



Back

