



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: August 5, 2021
CASE NO: PZ 405-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Good Stay Properties, LLC on behalf of property owners John Wolter and Jantagorn Maksuwon to obtain 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 (Parcel Identification No. 18-05-328-021), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for short term rental at 1030 N Elmwood in a two story, single-family dwelling. The petitioner intends to rent all of the dwelling to transient guest(s) for a period less than thirty (30) consecutive days. Such use is considered a short term rental. The short term rental would operate during the months of May, June, and July. The dwelling would otherwise be rented on a month to month or longer basis during the months of August to April.

A short term rental, in a single family residential district, that is not occupied by the property owner must receive special use approval in addition to the following registration/licensing requirements:

1. The owner shall comply with the residential property registration code of the City of Peoria.
2. 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.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Short term rental, when not rented on a month to month basis.	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	Occupancy of the short term rental will not exceed 5 bedrooms and 10 guests.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy. Condition that occupancy is limited 5 or fewer bedrooms and 10 or fewer guests. Condition to install fire extinguisher and interconnected smoke detectors in compliance with fire code.
License and Registration	Obtain yearly Hotel Motel License and comply with the residential registration code.	N/A	Compliance is a condition of maintaining the special use.
Parking	Three off street parking spaces on paved surface or inside the garage. Guests are instructed not to park on Elmwood Avenue.	None	Parking plan includes three legal off street parking spaces in the rear yard. The driveway hard surface must be maintained. On street parking on Elmwood is restricted to permitted vehicles only from 7 AM to 7 PM Monday to Friday.

BACKGROUND

Property Characteristics

The subject property is 0.13 acres and is currently developed with a two story dwelling with detached garage and paved driveway which extends from Elmwood Ave to the alley behind the garage. The property is zoned Class R-4 (Single-Family Residential). Surrounding zoning is Class R-4 (Single-Family Residential). The property is part of the Uplands neighborhood. 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	R4 (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 limit the occupancy. Condition to install fire extinguisher and interconnected smoke detectors.
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:

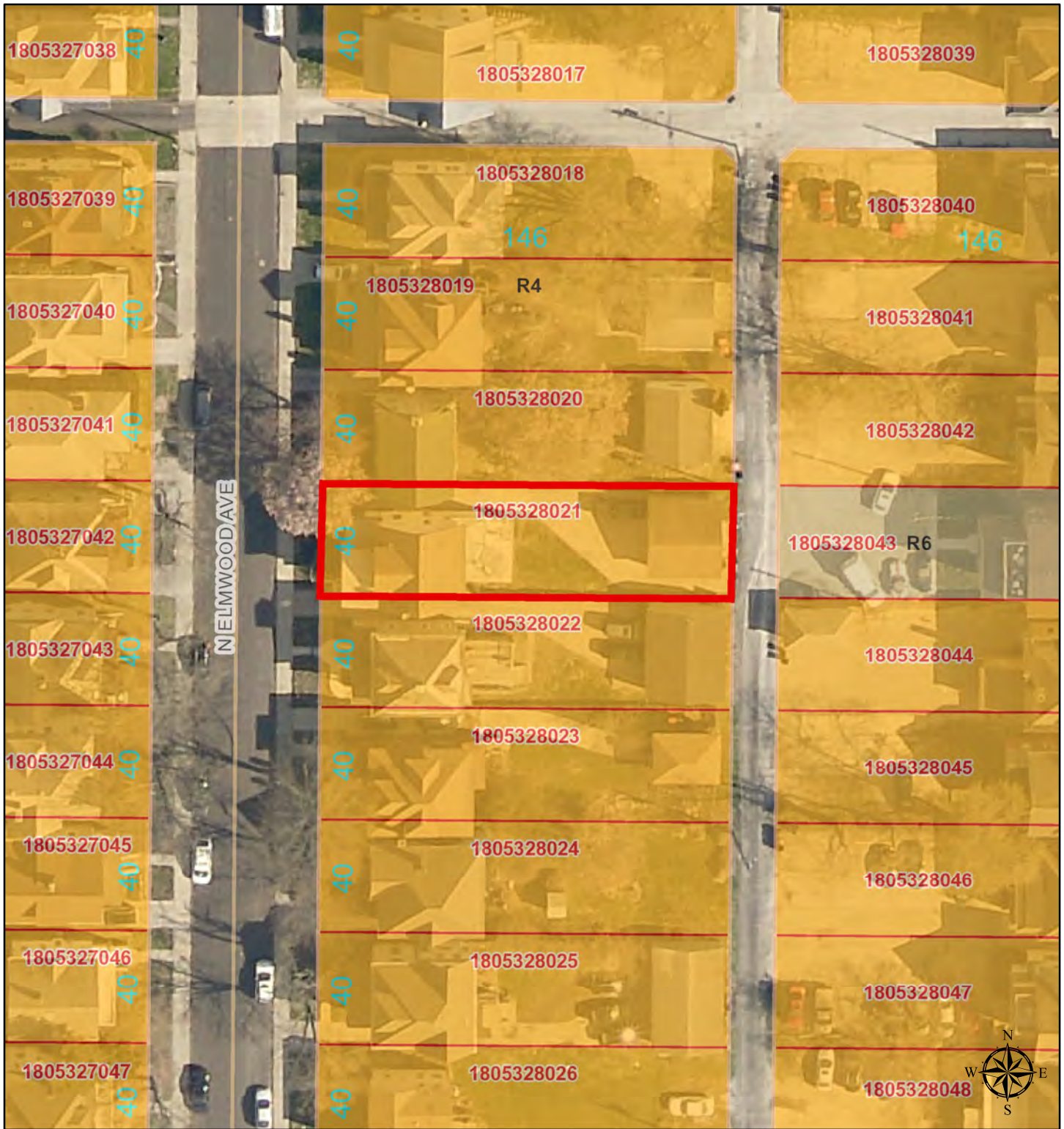
1. Occupancy is limited to no more than five bedrooms and ten overnight guests.
2. The dwelling shall comply with the 2018 IRC Section R310 Emergency Escape and Rescue Openings.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
4. Interconnected 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.

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.

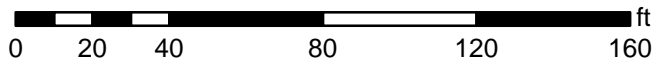
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Photos – Existing Conditions

Zoning 1030 N Elmwood Ave



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

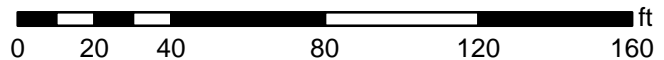
Peoria County, IL
Peoria County, IL, HERE, USGS



1030 N Elmwood Ave



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

Peoria County, IL
 Peoria County, IL, HERE, USGS



Front



Driveway/Entrance from N Elmwood Ave



Driveway to garage



Drive thru to alley way



View from alley way



Back of garage and alley way



Left of alley way



Right of alley way



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

