

ORDINANCE NO. 17,894

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 1514 W COLUMBIA TERRACE (PARCEL IDENTIFICATION NO. 18-05-326-002), 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 Two Hundred Twenty-Four (224) In The Uplands; All 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 waiver and conditions:

1. Waiver to allow two off-street parking spaces in the side yard with less than a 4 foot setback from the side yard lot line.
2. Driveway surface must be repaired and maintained as an all-weather, durable and dustless surface.
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 duplex.

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

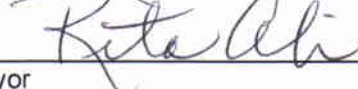
respect to the Class R-4 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

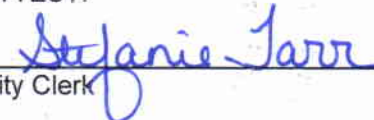
12th DAY October, 2021.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Attachment A to Ordinance

Special Use Application 1514 W Columbia Terrace.

Short Term Rental Use: AirBnB

Landscaping and Fencing: The subject property has neither fencing nor landscaping. All fencing and landscaping shown in pictures belongs to neighboring properties.

Parking Material: All parking is on concrete surfaces intended for vehicle traffic.

Parking Space Size: All parking space sizes are intended to be 20 foot long by 10 foot wide except for one vehicle where the concrete surface is 8 foot wide and the surrounding lawn area accommodates one to two feet width.

Items 1, 2, 3, 8, 10, 12, 13, and 14 are included.

Items 4, 5, 6, 7, 9, 11 are not applicable.

#14 – Land Use of adjacent parcels: R4

#13 – Legal Description of parcel (18-05-326-002)

THE UPLANDS SW 1/4 SEC 5-8-8E LOT 224

