

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-E (ESTATE RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 7725 N ORCHARD ROAD (PARCEL IDENTIFICATION NO. 14-10-102-010), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class R-E (Estate 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 April 7, 2022, 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:

All of Lot 46 in GALENA PARK SUBDIVISION, part of the South West Quarter of Section 3 and North West Quarter of Section 10, Township 9 North, Range 8 East of the Fourth Principal Meridian, EXCEPTING HOWEVER, that part of said Lot 46 more particularly bounded and described as follows, to-wit: Beginning at the Northwestern corner of Lot 46, being the common corner of Lots 45, 46, 49, 60, and 61; running thence Southeasterly along a line between Lot 45 and 46, 69 feet; running thence in an Easterly direction, 160.5 feet, more or less, to a point in the line between Lots 46 and 47, 31.5 feet Southerly of the Northeasterly corner of said Lot 46, being the common corner of Lots 46, 47, and 49, measured along said line between Lots 46 and 47 running thence Northerly along the line between Lots 46 and 47, 31.5 feet to said Northeasterly corner of Lot 46; running thence Westerly along the line between Lots 46 and 49, 176.9 feet to the Place of Beginning, situate, lying and being in the County of Peoria and State of Illinois

Said Ordinance is hereby approved per the submitted Parking Plan (Attachment A) and 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 detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
4. Additional dwelling units cannot be added to the single family dwelling.
5. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of four (4) guests.

6. 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.
7. 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.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-E (Estate 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

_____ DAY _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel