



Legislation Text

File #: 21-274, **Version:** 3

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R4 (Single-Family Residential) District for a SHORT TERM RENTAL at 1514 W. COLUMBIA TERRACE (Parcel Identification No. 18-05-326-002), Peoria, IL (Council District 2).

BACKGROUND: The petitioner and property owner, Daniel Armich requests to obtain a special use to use an existing converted duplex as a short term rental. The request is to use one or both of the units as a short term rental. The property has four off-street parking spaces.

Renting all or part of a dwelling to transient guest(s) for a period less than thirty (30) consecutive days is considered a short term rental. A short term rental, in the R-4 (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 Planning & Zoning Commission found that the request, in case PZ 379-2021, met the Findings of Fact and voted 7-0 to approve the request subject to the parking plan 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.

See the attached case packet to the Planning & Zoning Commission and meeting minutes for detailed information.

FINANCIAL IMPACT: NA

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Eight neighborhood households submitted letters of support for the request. Reasons for support included: the petitioner is a responsible property owner, the property has been improved under the current ownership, the petitioner lives in the Uplands, a short term rental may be better maintained than a traditional rental, opportunities to meet visitors, and convenient location for visiting friends and family to stay.

Four neighborhood households submitted letters in opposition to the request. Reasons for objection included: occupancy is more than 3 unrelated adults, sense of safety, sense of community, parking needs, a special use if not expired transfers to the next property owner, no geographic limit on the number of short term rentals, and

a complaint driven enforcement process. Included in the letters of opposition, the president of the Uplands Residential Association expressed he has heard pros and cons for the use in the neighborhood. Staff find the concerns raised for a short term rental at the subject property are mitigated by the recommended conditions, parking plan, and requirements of the city code and codes adopted by reference.

IMPACT IF APPROVED: The Special Use would be approved subject to the parking plan, conditions, and waiver. The property owner would need to obtain a license to operate the short term rental.

IMPACT IF DENIED: The Special use would not be approved and a non owner occupied short term rental use would not be permitted.

ALTERNATIVES: NA

EEO CERTIFICATION NUMBER: NA

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development