



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** December 2, 2021  
**CASE NO:** PZ 567-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Dimitar Atanasov and Keila Sierra to obtain a Special Use in a Class R-1 (Single-Family Residential) District and a Class R-3 (Single-Family Residential) for a Short Term Rental, for the property located at 3207 N Knoxville Avenue (Parcel Identification No. 14-28-377-070 and 14-28-377-048), 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 3207 N Knoxville Ave in an existing single family dwelling with four 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 four 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 adult guests and 2 children in the short term rental. The dwelling has four bedrooms.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of 10 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	There is a private driveway from Linnhill Ct. Also, a shared driveway with 3119 N Knoxville allows access to N Knoxville Ave. Private parking is available in the three-stall detached garage and on the paved driveway.	None	None.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the North Florence Neighborhood Association.	None	This is the first of two special use Short Term Rental applications in this neighborhood association. The 3% cap allows up to 14 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 consists of two parcels. The main parcel, with address 3207 N Knoxville Ave, is 0.96 acres. The second parcel (parcel no.14-28-377-048) is 0.05 acres and consists primarily of a driveway to Linnhill Ct. The property is currently developed with a two-story, single family dwelling and detached, three-stall garage. The existing driveway is shared with property to the south, with address 3119 N Knoxville. The applicant owns both properties, 3207 N Knoxville and 3119 N Knoxville Ave. With the shared driveway, vehicle access is to Linnhill Ct. and to Knoxville Ave. Prior to application, the property had been operating as a short term rental without a license. The property is in the Class R-1 (Single-Family Residential) District and Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-1 (Single-Family Residential) to the north and south, Class R-3 (Single-Family Residential) District to the west, and Class (R-6 Multi-Family Residential) and Class R-3 (Single-Family Residential) to the east. 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	R1 (Single-Family Residential) and 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	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.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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:

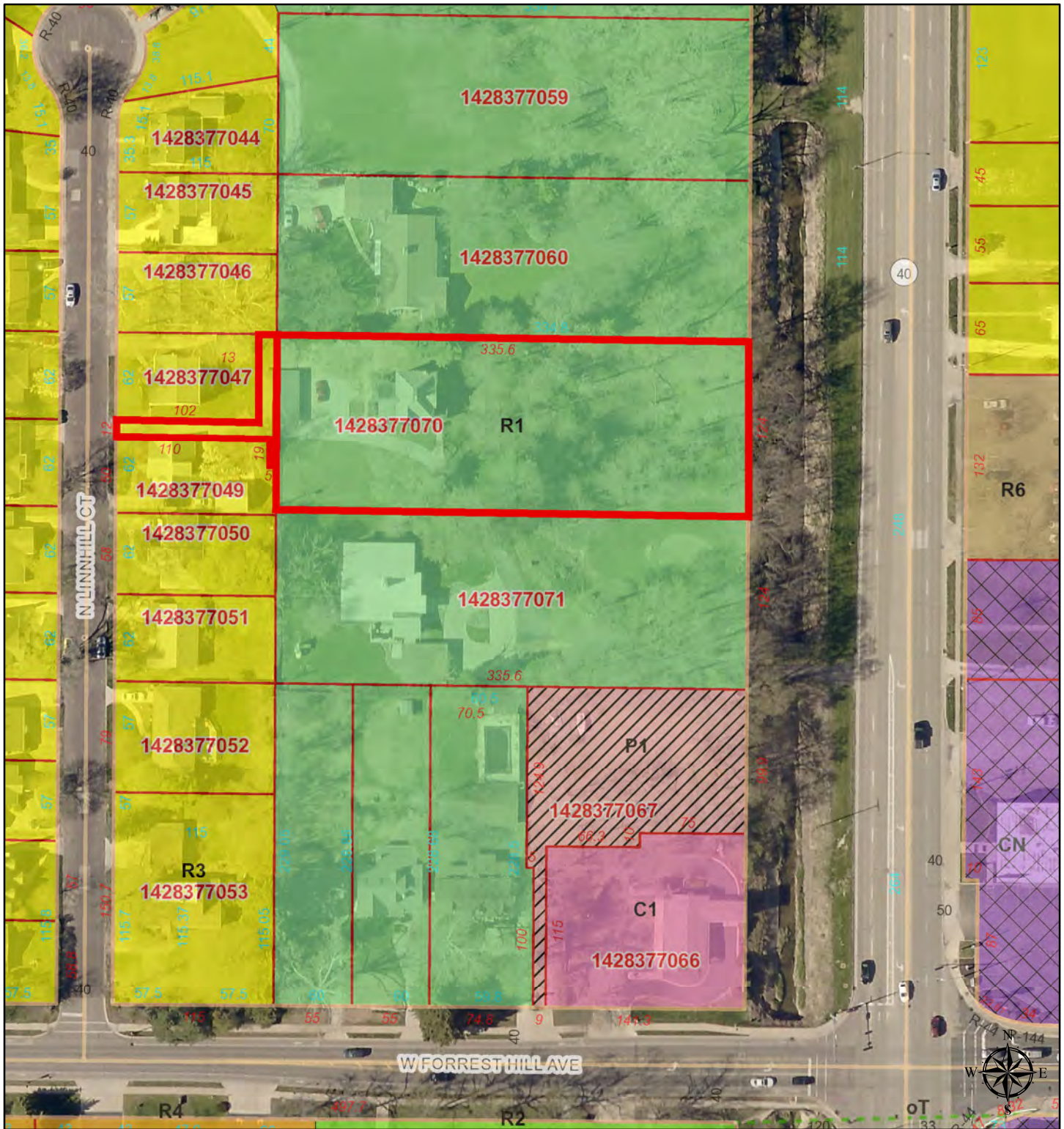
1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detector shall be installed according to the 2018 International 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 ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
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.

**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.

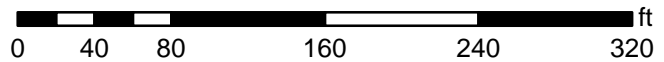
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Image
3. Applicant’s Description of the Use
4. Photos – Existing Conditions
5. Site Plan

# Zoning 3207 N Knoxville Ave



1 inch = 100 feet

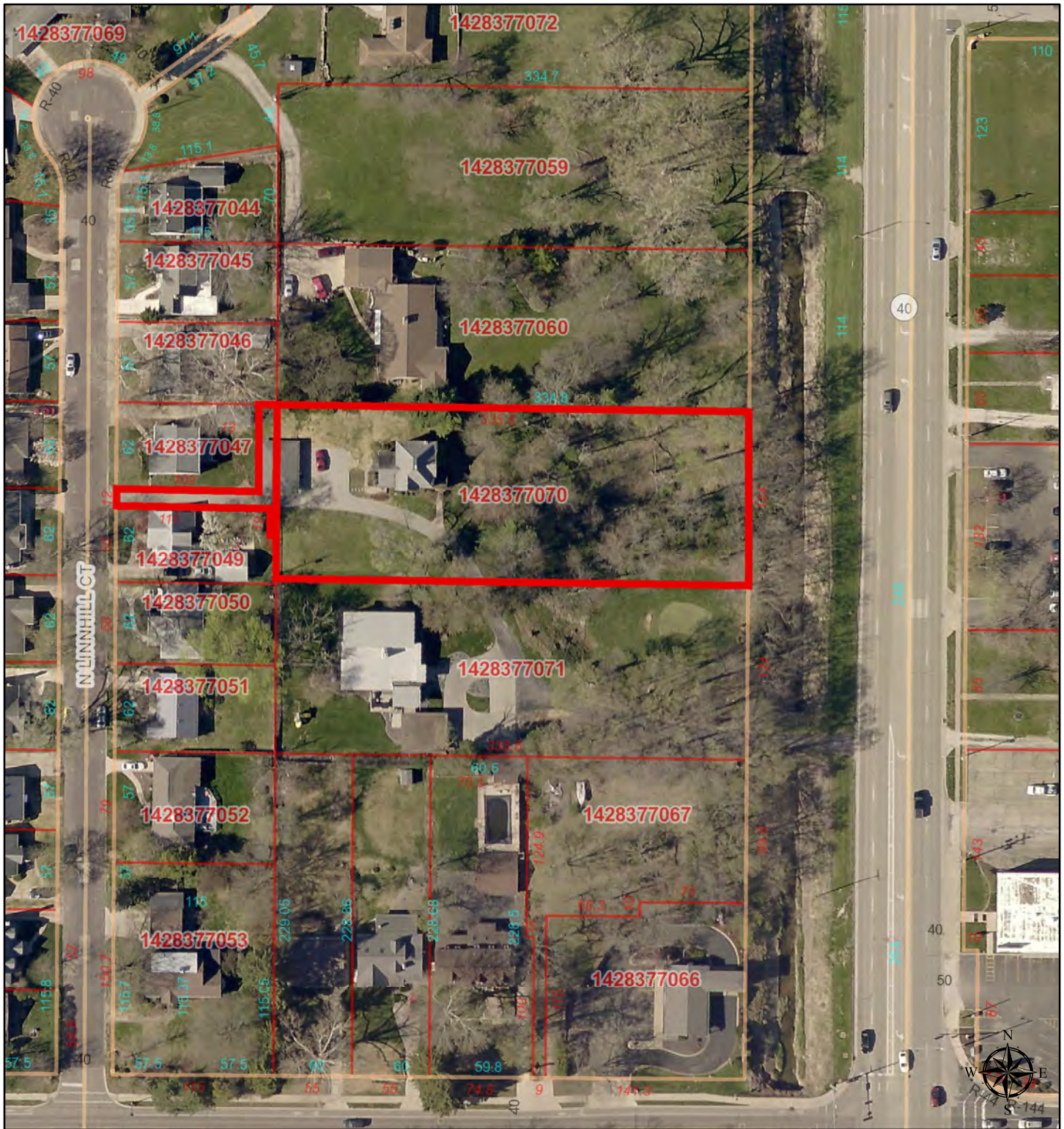


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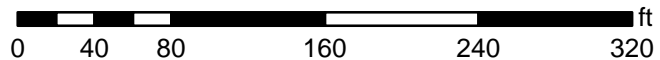
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# 3207 N Knoxville Ave



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Additional information for Special use application for:

3207 N Knoxville Ave

- Legal description of the property: **COMMISSIONER'S SUB SW 1/4 SEC 28-9-8E BEG NE COR LOT 1 FORREST GLEN SUB: TH E 335.6' S 124' W 335.6' N 124' TO POB PT LOT 10 (AKA PT MILLER**
- The property is a 2 story single family residence, and consists of 4 bedrooms with the following dimensions: Bedroom 1 13'x14'; Bedroom 2 12'x22'; Bedroom 3 10'x14.5'; Bedroom 4 11'x17'
- Property will be operated as a short term rental, and will house up to 6 adults, and 2 children; property will have a minimum of 3 day stay requirement. It will not allow any additional guests above the one registered. Property will not allow any gatherings, parties. Quiet hours between 10pm and 6am to ensure peace of mind in the neighborhood. Guests will be required to agree in writing to the above requirements. Vehicles: Limit up to 4 vehicles; and guests will have a 3 car garage at their disposal. Check in cutoff time will be 10pm. Property will operate as a short term rental year round

- Please see below photos of the dwelling:



Please see below a detailed photo of available parking space for up to 4 vehicles, including a detached 3 car garage. On the left side of the photo, the private driveway exits on Linnhill Ct. On the left side of the photo, the driveway exits on N Knoxville Ave via an easement through 3119 N Knoxville Ave (owned by applicants as well)



- Site plan showing the dwelling, three car garage, ample parking space in front of the garage, street access to Linnhill Ct and Knoxville Ave

