



# 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 566-2021

**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-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 424 W Doubet Court (Parcel Identification No. 14-33-357-005), 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 424 W Doubet Court in an existing single family dwelling with three 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 three 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 guests in the short term rental. The dwelling has three bedrooms, one bedroom is in the basement.	N/A	The use may not exceed the 2018 IRC Residential Group R-3 occupancy of 7 total persons. Condition that the basement bedroom shall comply with egress requirements of the 2018 IRC. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Off-street parking is available on the existing concrete driveway accessed from N Hampton Ct. On-street parking is available on W Doubet Ct as well as N Hampton Ct.	None	The existing driveway can accommodate one legal parking space. On-street parking is allowed.
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is not in a defined neighborhood association.	None	The 3% cap allows up to 15 special use Short Term Rentals within a 0.25 mile radius of the subject property.

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 is 0.13 acres and is currently developed with a single story, finished attic, single family dwelling. There is a shed in the rear yard and concrete driveway. The property is located at the corner of W Doubet Ct and N Hampton Ct. Prior to application, the property had been operating as a short term rental without a license. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential). Surrounding land use is residential.

### **History**

Zoning class has consistently been low density residential.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R1 (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. Condition that the basement bedroom shall comply with egress requirements of the 2018 IRC.
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:

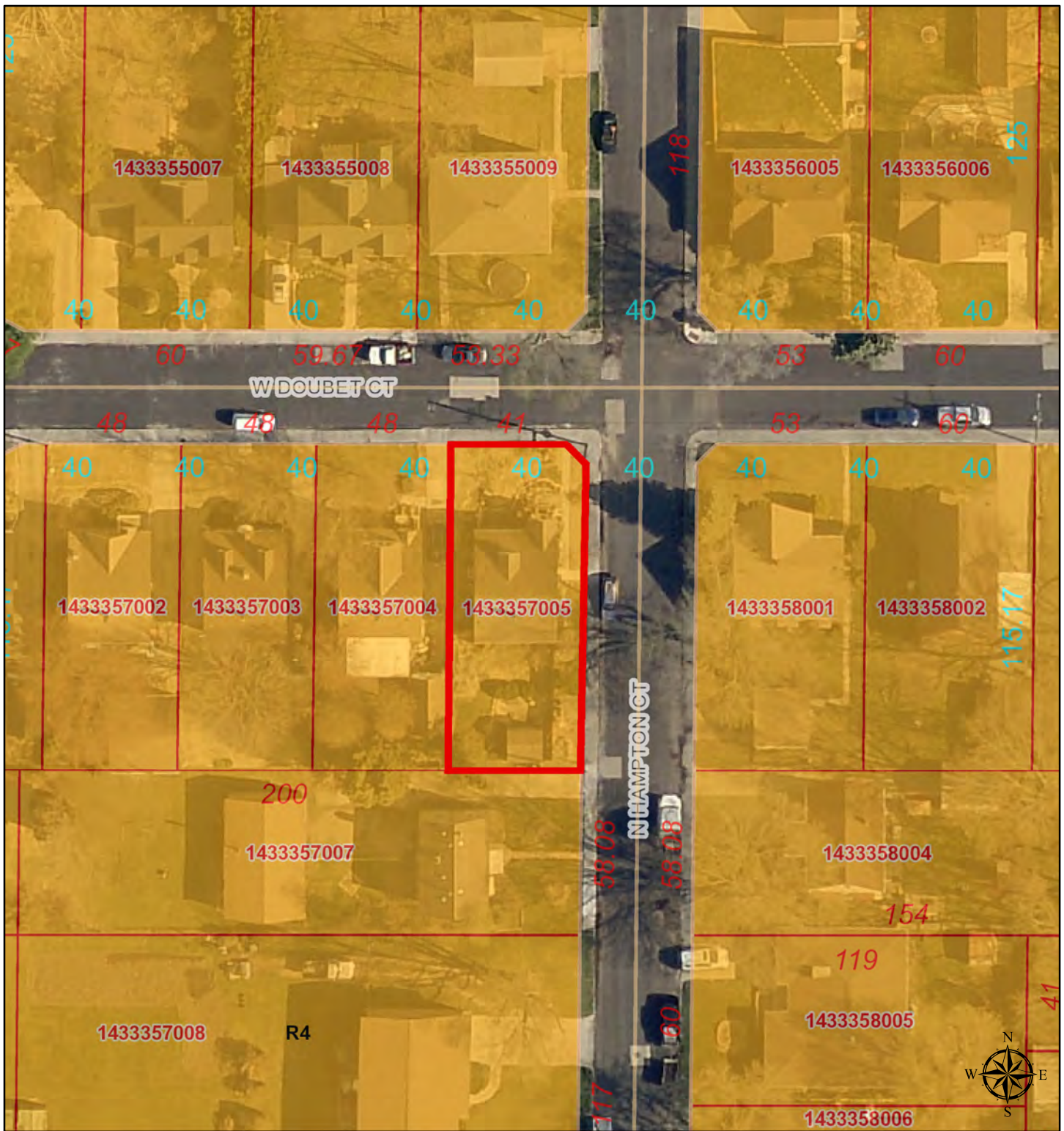
1. The sleeping area be in the basement shall comply with egress requirements of the 2018 International Residential Code.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
7. 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.
8. 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.

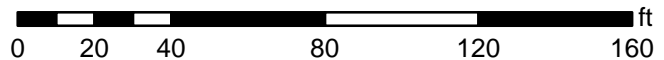
### **ATTACHMENTS**

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

# Zoning 424 W Doubet Ct



1 inch = 50 feet

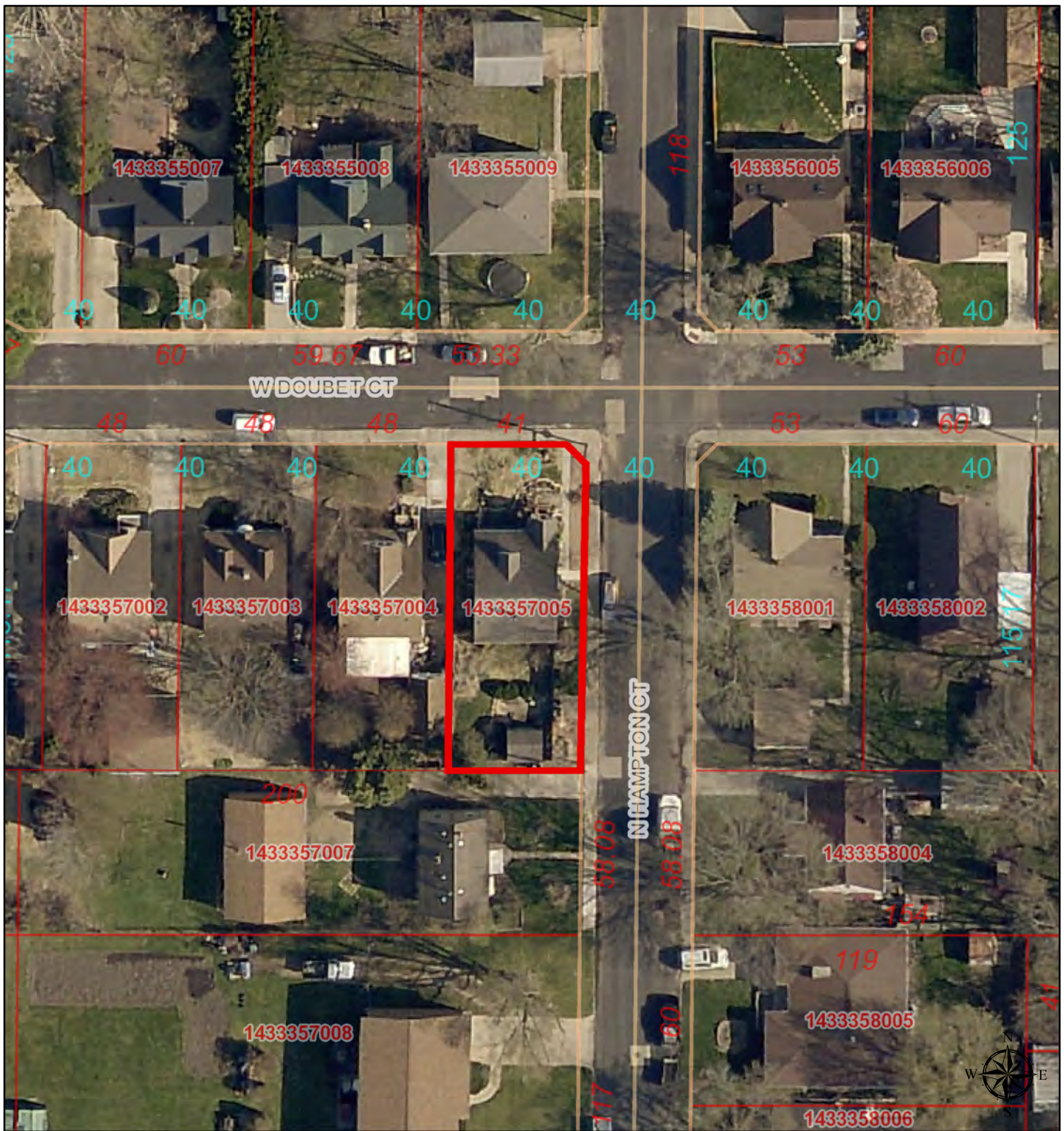


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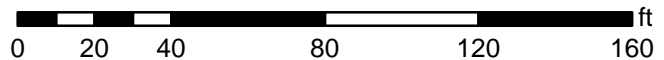
Peoria County, IL  
Peoria County, IL, HERE, USGS



# 424 W Doubet Ct



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Additional information for Special use application for:

424 W Doubet Ct

- Full Legal description of the property: **DOUBET & OTTEN PLACE SW 1/4 SEC 33-9-8E LOT 22 & E 8' LOT 21 (EXC DOUBET CT & HAMP- TON CT ROW AS DESC PER DOC #475-524) (91-22973)**
- The property is a 2 story single family residence, and consists of 3 bedrooms with the following dimensions: Bedroom 1 11'x17'; Bedroom 2 12'x11'; Bedroom 3 15'x11'
- Property will be operated as a short term rental, and will house up to 6 adults; 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.  
Require 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 3 vehicles; guests have access to a driveway parking behind the property with a width of 10' and length of 34'; guests will also have access to public street parking along the property. 53' of frontage on Doubet Ct, and 120' of frontage on Hampton Ct.  
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 3 vehicles, including a concrete driveway, and public street parking.



Site plan showing the dwelling, property lines, driveway and street parking on Doubet Ct and Hampton Ct

