



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: September 1, 2022
CASE NO: PZ 1032-2022

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 for a Short Term Rental for the property located at 3119 N Knoxville Ave (Parcel Identification No. 14-28-377-071) and including, for access only, the property located at 3207 N Knoxville Ave (Parcel Identification No. 14-28-377-070 and 14-28-377-048) in a Class R-1 (Single-Family Residential) District and a Class R-3 (Single Family Residential) District, 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 3119 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.
Occupancy	Up to 10 total guests, no more than 8 adults. The dwelling has four bedrooms.	Waiver to increase the number of adults from 6 to 8, keeping the total number of guests to 10.	Staff does not support a waiver from the use performance standard of no more than 6 adults.
Building & Life Safety	Adhere to conditions for life safety requirements.	N/A	Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	There is a paved driveway from Knoxville Ave, which will be the primary access to the property. The driveway connects to the property to the north which has vehicle access to Linnhill Ct. Parking is available in the two-stall detached garage and on the paved driveway.	None	Parking plan identifies two legal off-street parking spaces. The paved driveway could accommodate additional vehicles, however, these spaces would not be independently maneuverable or would be in the front yard.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the North Florence Neighborhood Association.	None	If approved, this would be the third special use Short Term Rental in this neighborhood association. The 3% cap for the neighborhood association allows up to 14 special use Short Term Rentals. The applicant also owns the property to the north which is approved for a special use short term rental. The property at 3114 N Linnhill Ct is also approved for a special use short term rental.
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 0.95 acres. The property is currently developed with a single family dwelling, detached garage, and inground swimming pool. The swimming pool is enclosed with a fence. According to the applicant the pool has a safety cover as well. Vehicle access to the property is from Knoxville Avenue. In addition, the applicant owns the adjacent property to the north, at 3207 N Knoxville Ave. The two properties share a connected driveway with access to Linnhill Ct. The property is in the Class R-1 (Single-Family Residential) District. Surrounding zoning is Class R-1 (Single-Family Residential) to the north and south, Class P-1 (Parking) to the south, Class R-3 (Single-Family Residential) District to the west, and Class (R-6 Multi-Family Residential) and Class CN (Neighborhood Commercial) to the east. Surrounding land use is primarily residential, with commercial/office use to the east. The applicant owns the property to the north which has special use approval for a short term rental. The property at 3114 N Linnhill Ct is also approved for a special use short term rental.

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)

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 the uses and enjoyment to other property nor diminishment to property values	Yes	Provided the number of adults does not exceed six, per the use performance standard.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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 does not support the waiver request to increase the number of adult guests from six to eight.

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

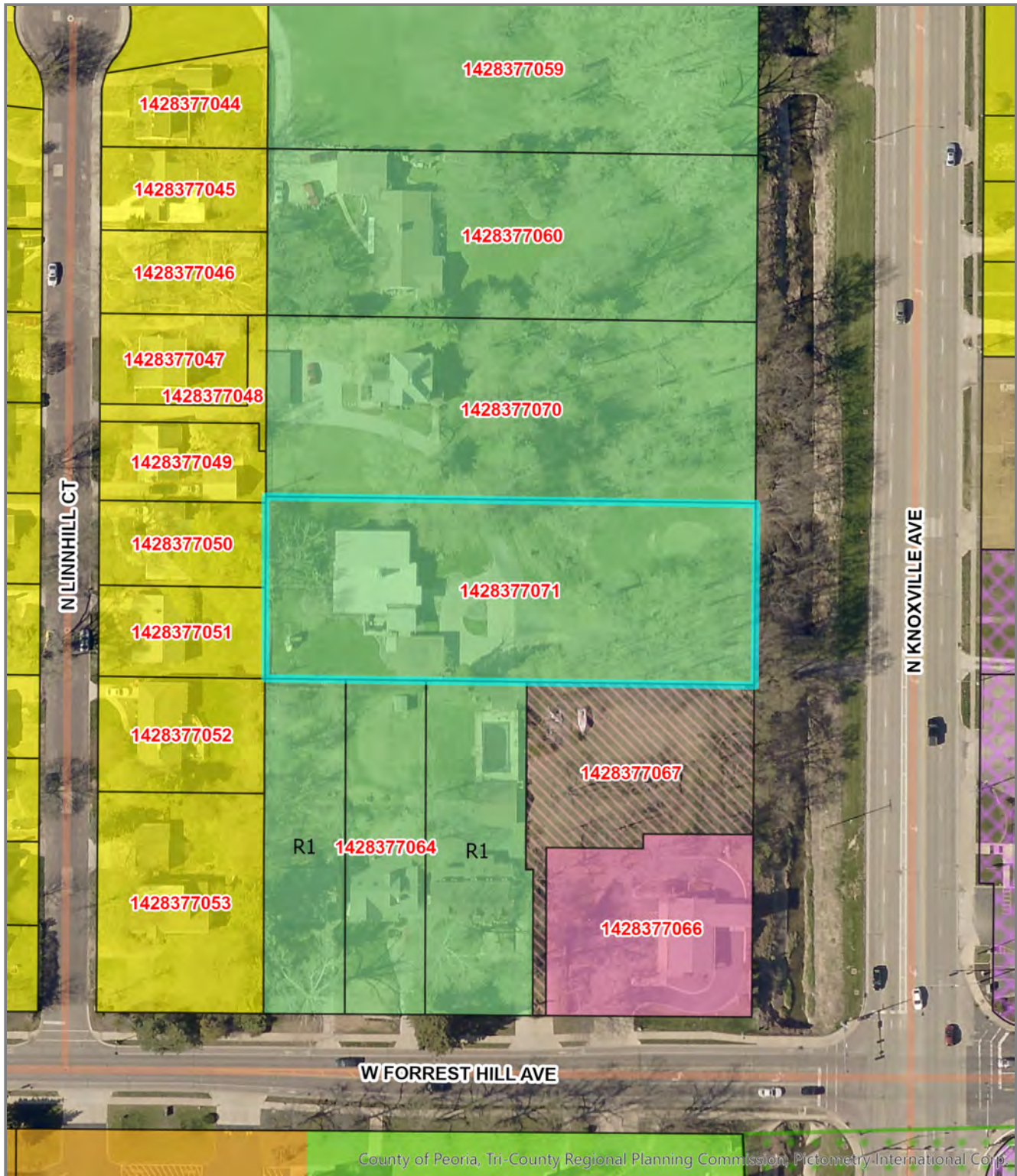
1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detector shall be installed according to the 2018 International 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 meetings 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 3119 N Knoxville Ave



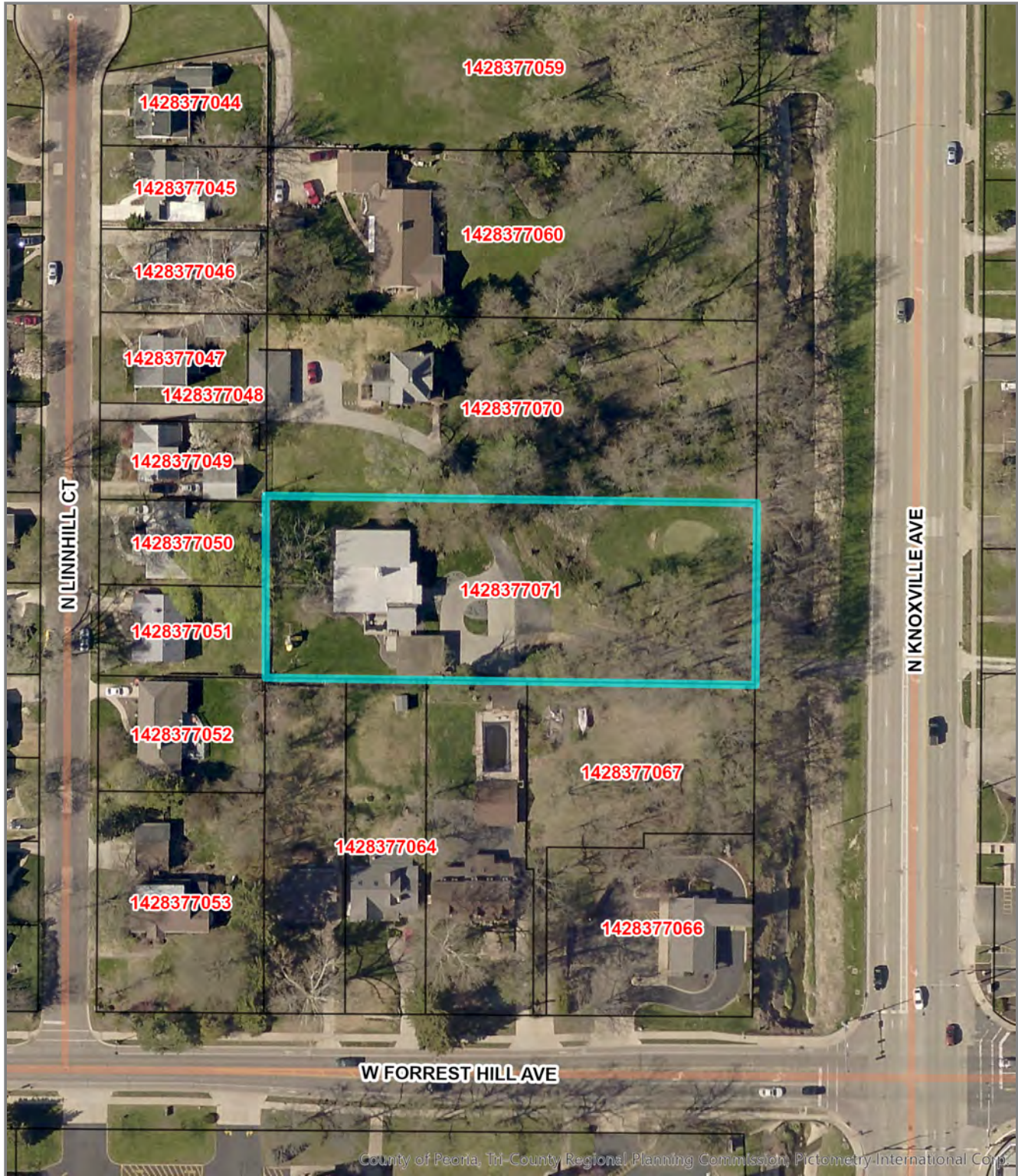
County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 100 feet
 8/9/2022

3119 N Knoxville Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp



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3119 N Knoxville Ave, Peoria 61604

Request: non owner occupied short term rental property, and a waiver for number of adult guests - 8 adults and 2 kids (up to 10 guests total).

Large 4 bedroom property, many architectural and amenity upgrades, inground pool with safety cover (pin pad controlled); situated on large property with over one acre of land, 2 car garage and driveway with ample additional parking.

Bedroom sizes:

- bedroom 1 11'x12'
- bedroom 2 14'x12'
- bedroom 3 12'x16'
- bedroom 4 19.5'x15.5'

- We currently successfully operate 2 short term rentals within the city of Peoria. We have operated short term rentals for over 2 years.
- Target market for our rentals are traveling physicians, people relocating to Peoria, people in town for sporting events, etc. With that in mind, property will be priced in the upper 5% of short term rentals in the area.
- We have strict no parties, events, or outside guests. We have a strict noise avoidance policy and quiet hours between 10pm and 7am.
- We have enacted certain policies that help us screen and ensure that the above is followed: We have a strict 3 day minimum length of stay; We do not rent to guests with new profiles, or without positive reviews; we do not rent to guests from the area, unless they have contacted us, and have a legitimate need for the property (hosting family from out of town, having a wedding/funeral/family event, etc); we will install outdoor security monitoring camera system, which will allow us to remotely monitor number of vehicles and number of guests coming into the property.
- In the event that any of the policies are not followed, we will terminate the stay immediately (note that we have not had any issues to date).
- Property is to have scheduled landscaping services, and is to be kept in pristine condition.

Photos – Existing Conditions

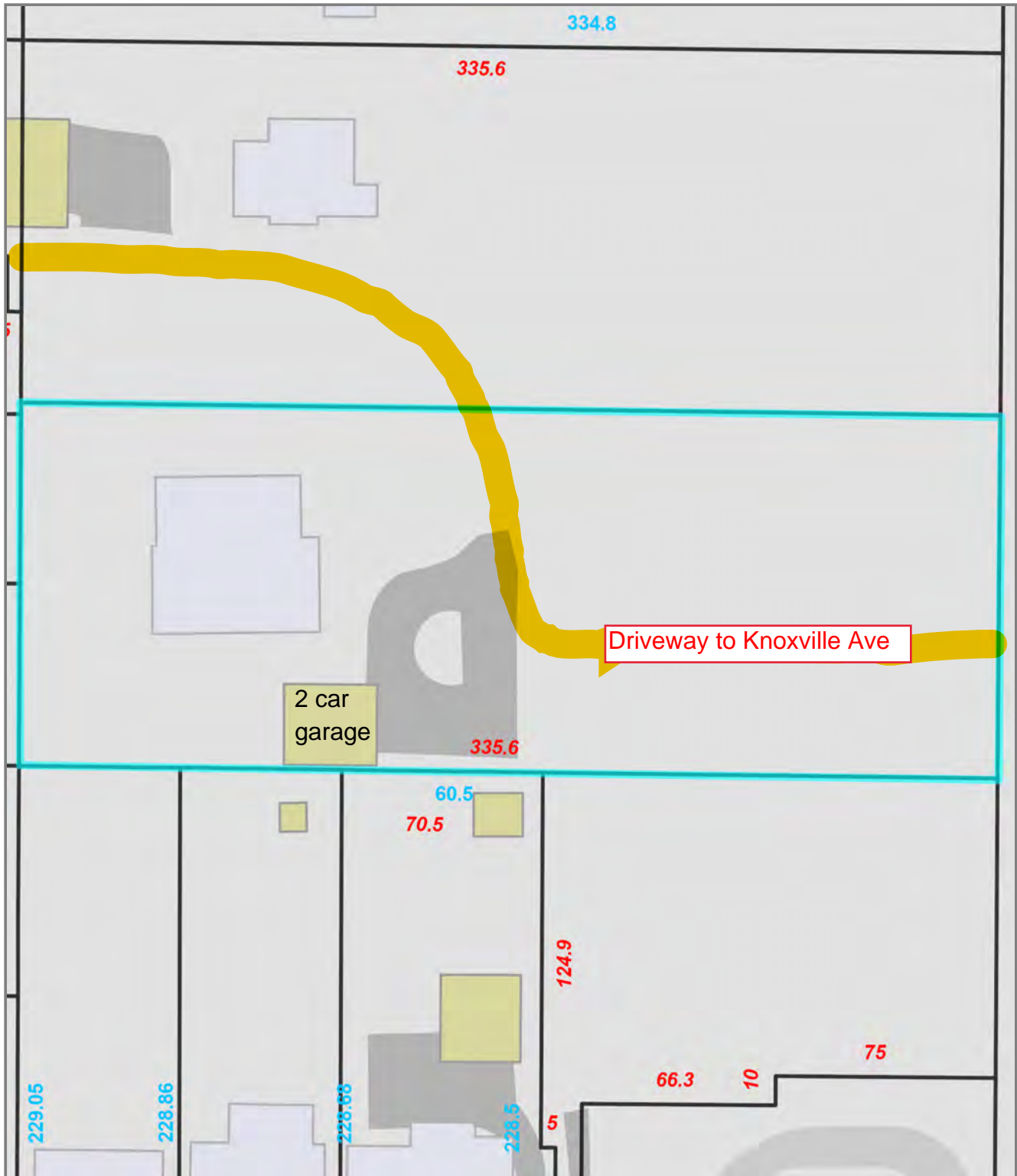


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Map Scale
1 inch = 50 feet
 8/4/2022