

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 5628 N KNOXVILLE AVENUE (PARCEL IDENTIFICATION NO. 14-16-451-015), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-1 (Single Family 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 March 3, 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 THAT PART OF LOT 15 IN BRYANT AND LINDSAY'S SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE ROCK ISLAND AND PEORIA RAILROAD COMPANY; ALSO, THAT PART OF LOT 15 IN BRYANT AND LINDSAY'S SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE RIGHT-OF-WAY OF THE ROCK ISLAND AND PEORIA RAILROAD COMPANY;

EXCEPTING HOWEVER, THE SOUTH 140 FEET OF THE PREMISES ABOVE DESCRIBED AND ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT; COMMENCING AT THE SOUTHWEST CORNER OF LOT 15; THENCE NORTH ALONG THE CENTER SECTION LINE OF SAID SECTION 16 A DISTANCE OF 365 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 61 1/2 FEET, BEING THE PLACE OF BEGINNING; THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 318 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 125 FEET; THENCE AT RIGHT ANGLES AND IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, 318 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION AND PARELLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 125 FEET TO THE PLACE OF BEGINNING, BEING A TRACT OF GROUND 125 FEET ON KNOXVILLE AVENUE BY 318 FEET IN DEPTH;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 15; THENCE NORTH ALONG THE CENTER SECTION LINE OF

SAID SECTION 16 A DISTANCE OF 240 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 62.40 FEET, BEING THE PLACE OF BEGINNING; THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 318 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 100 FEET; THENCE AT RIGHT ANGLES AND IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, 318 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION AND PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 100 FEET TO THE PLACE OF BEGINNING, BEING A TRACT OF GROUND 100 FEET ON KNOXVILLE AVENUE BY 318 FEET IN DEPTH;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 15; THENCE NORTH ALONG THE CENTER SECTION LINE OF SAID SECTION 16 A DISTANCE OF 516.1 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 61.5 FEET, BEING THE PLACE OF BEGINNING; THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 318 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 151.1 FEET; THENCE AT RIGHT ANGLES AND IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, 318 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION AND PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 16, 151.1 FEET TO THE PLACE OF BEGINNING, BEING A TRACT OF GROUND 151.1 FEET ON KNOXVILLE AVENUE BY 318 FEET IN DEPTH;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 15 AFORESAID, 382.15 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AS MEASURED ALONG THE SOUTH LINE OF LOT 15; THENCE NORTH 1 DEGREES 21 MINUTES WEST, 1140 FEET TO THE PLACE OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 1 DEGREES 21 MINUTES WEST, 523.9 FEET MORE OR LESS TO THE NORTH LINE OF LOT 15; THENCE EAST ALONG THE NORTH LINE OF LOT 15, 94.07 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 712.28 FEET; THENCE WEST 564.46 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15; AND RUNNING THENCE EAST A DISTANCE OF 72.0 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT 15 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KNOXVILLE AVENUE (ROUTE 88), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED FROM THE POINT OF BEGINNING CONTINUING EAST A DISTANCE OF 120.0 FEET ALONG THE NORTH LINE OF SAID LOT 15; THENCE SOUTH A DISTANCE OF 143.9 FEET PARALLEL WITH THE EASTERLY LINE OF KNOXVILLE AVENUE (ROUTE 88); THENCE WEST A DISTANCE OF 160.0 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 15 TO A POINT ON THE EASTERLY LINE OF KNOXVILLE AVENUE (ROUTE 88); THENCE NORTH A DISTANCE OF 67.8 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF KNOXVILLE AVENUE (ROUTE 88); THENCE NORTHEASTERLY A DISTANCE OF 84.96 FEET (RECORDED 86.0 FEET), MORE OR LESS, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; SITUATED IN PEORIA COUNTY, ILLINOIS.

Said Ordinance is hereby approved per the submitted Parking Plan (Attachment A) and the following conditions:

1. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. Any work in the right-of-way, including improvements to the driveway requires a permit from the Illinois Department of Transportation (IDOT).
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 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.
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.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-1 (Single Family 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