

**ORDINANCE NO. 17,911**

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SHORT TERM RENTAL FOR THE PROPERTY LOCATED AT 3207 N KNOXVILLE AVENUE (PARCEL IDENTIFICATION NOS. 14-28-377-070 AND 14-28-377-048), PEORIA, IL.**

WHEREAS, the property herein described is now zoned in a Class R-1 (Single-Family Residential) District and a Class R-3 (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 December 2, 2021, 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:

**TRACT 1:**

A Part of Lot 10 in COMMISSIONER'S SUBDIVISION, Being a Subdivision of the East 1/2 of the Southwest 1/4 of Section 28, Township 9 North, Range 8 East of the Fourth Principal Meridian, Being More Particularly Described as Follows: Beginning at the Northeast Corner of Lot 1 of FORREST GLEN SUBDIVISION; Thence East 335.6 Feet; Thence South 124 Feet; Thence West 335.6 Feet; Thence North 124 Feet to the Point of Beginning, Excepting Therefrom That Part Conveyed to the City of Peoria by Warranty Deed Recorded February 10, 1950 in Book 806 Page 56, Situated in the County of Peoria and State of Illinois.

**TRACT 2:**

A Part of Lots 1 and 2 in FORREST GLEN Being a Subdivision of Part of the Southwest 1/4 of Section 28, Township 9 North, Range 8 East of the Fourth Principal Meridian, Being More Particularly Described as Follows: Beginning at the Northwest Corner of Lot 2; Thence South 12 Feet; Thence East 110 Feet; Thence South 19 Feet; Thence East 5 Feet; Thence North 93 Feet; Thence West 13 Feet; Thence South 62 Feet; Thence West 102 Feet to the Point of Beginning, Situated in the County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Parking Plan (Attachment A) and 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.

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 and the Class R-3 (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

14th DAY December, 2021.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

**Attachment A to Ordinance**

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

