

ORDINANCE NO. 18,004

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 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.

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 September 1, 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:

TRACT 1:

A PART OF LOT 10 IN COMMISSIONER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 4, 5, 6, 7, 8 AND 9 IN DOBBIN'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2B, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 9 IN FORREST GLEN. ALSO BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10, 238 FEET; THENCE NORTH 25 FEET; THENCE NORTHWESTERLY ON A CURVE WITH A RADIUS OF 140 FEET FOR AN ARC LENGTH OF 101.44 FEET TO A POINT 85 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10 AND 159 FEET EAST OF THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST LINE OF LOT 3 IN SAID FORREST GLEN: THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 159 FEET TO THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST LINE OF LOT 3 IN SAID FORREST GLEN; THENCE AT RIGHT ANGLES SOUTH ALONG THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST

LINES OF LOTS 3 AND 4 IN SAID FORREST GLEN SUBDIVISION A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT 2:

A PART OF LOT 10 IN COMMISSIONER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 4, 5, 6, 7, 8 AND 9 IN DOBBIN'S SUBDIVISION OF PART 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: COMMENCING AT THE NORTHWEST CORNER OF LOT 9 IN FORREST GLEN, ALSO BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 238 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH A DISTANCE OF 25 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS TO 140 FEET FOR AN ARC LENGTH OF 101.44 FEET TO A POINT 85 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10 AND 159 FEET EAST OF THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST LINE OF LOT 3 IN SAID FORREST GLEN; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 159 FEET TO THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST LINE OF SAID LOT 3 IN SAID FORREST GLEN; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST LINE OF SAID LOT 3 A DISTANCE OF 39 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 335.6 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 88; THENCE SOUTH ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 88, A DISTANCE OF 124.0 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 97.6 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.
8. Install a gate or similar barrier to prohibit vehicle access from the property to Linnhill Court.

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

27th DAY September, 2022.

APPROVED.



Mayor

ATTEST:



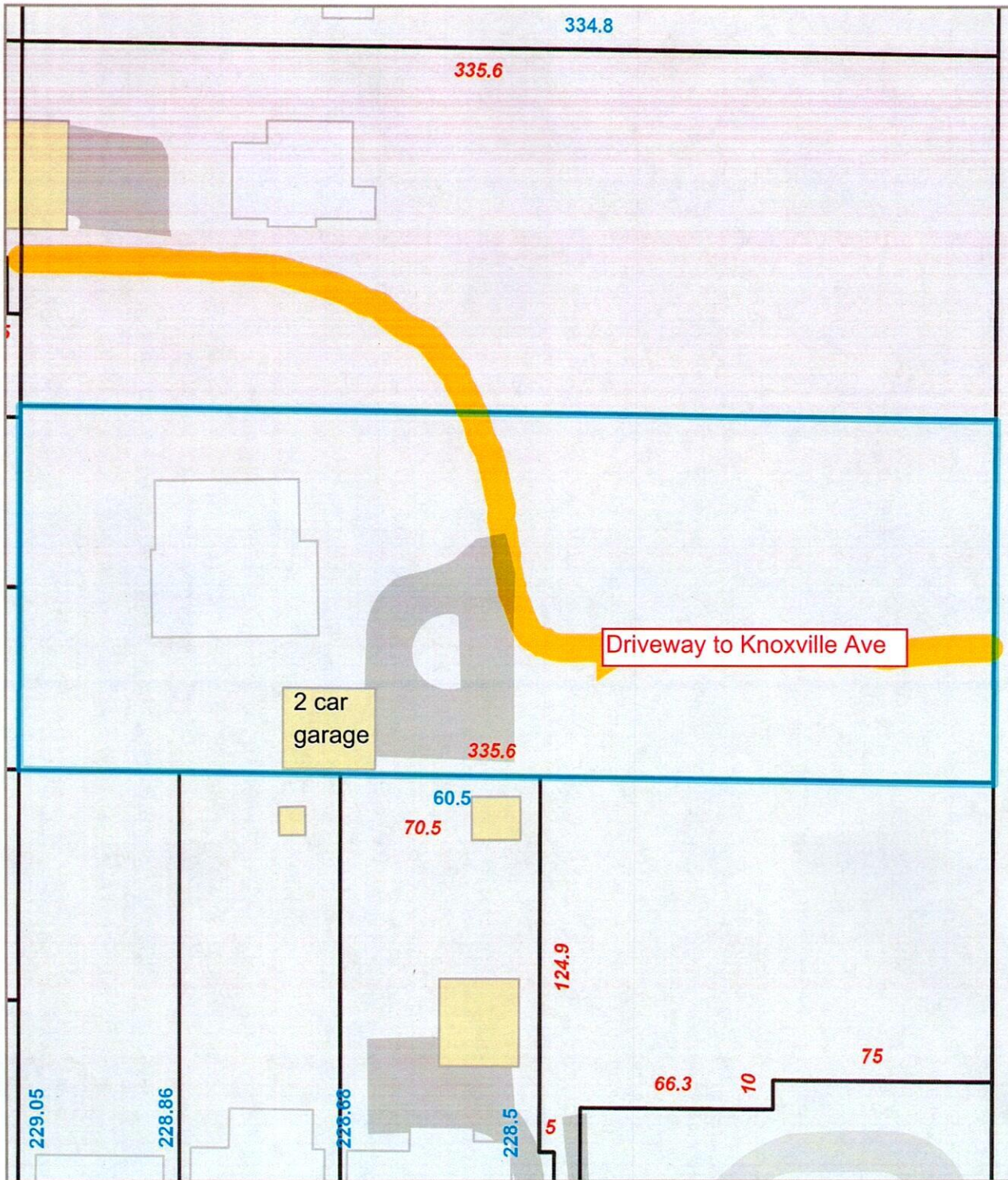

City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Attachment A to Ordinance



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