



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** July 7, 2022  
**CASE NO:** PZ 924-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Aaron Broomfield and Brittany Volkmar, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 1913 E Knox Avenue (Parcel Identification No. 14-26-302-009), Peoria IL (Council District 3)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The applicant is requesting to obtain a Special Use for a short term rental at 1913 E Knox Avenue in an existing single family dwelling with one bedroom. 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 one bedroom.	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 3 guests in the short term rental. The dwelling has one bedroom.	N/A	Condition that the use may not exceed the 2018 IRC Residential Group R-3 occupancy of 3 persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Propose one off-street, paved parking space from the alley.	None	The site plan identifies 1 off-street parking space to be constructed.  Condition that the gravel material at the front of the property shall be removed. Gravel is not 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 3 special use Short Term Rentals within a 0.25 mile radius of the subject property. If approved, this would be the second special use short term rental in this area.
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 0.12 acres and is currently developed with a single family dwelling. The property fronts E Knox Avenue with an alley in the back. The property is in good standing with code enforcement. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) District. Surrounding land use is residential.

### **History**

Zoning class has consistently been low density residential.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R3 (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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	Condition to install fire extinguishers, smoke alarms, carbon monoxide detectors.
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	No	Condition to remove the gravel surface in front of the property.
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. Remove the gravel surface in front of the property. Any work in the right-of-way requires a permit from the Public Works Department.
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 three (3) total persons.
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. Site Plan
4. Applicant's Description of the Use
5. Photos – Existing Conditions

### Zoning 1913 E Knox 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**  
 6/9/2022



### 1913 E Knox Ave



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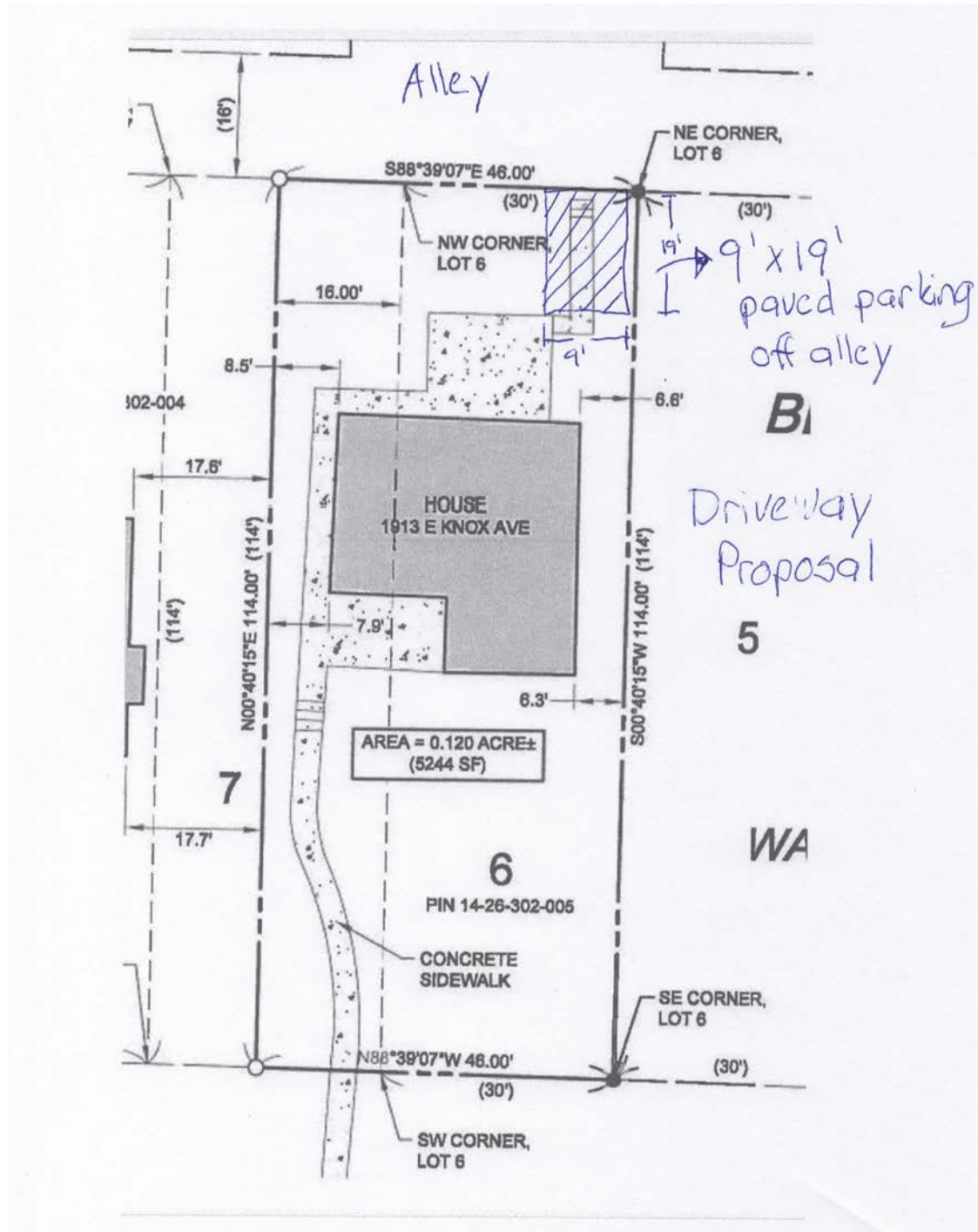
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1913 E Knox Ave

Bedrooms - One bedroom, Dimensions 13 feet X 16 feet, 208 SQFT

Off Street Parking - See diagram. The parking will be paved behind the house with alley access.



To The City Of Peoria.

Hello, my significant other, Brittany Volkmar and I, Aaron Broomfield are asking of you today to approve our special use request for a short-term rental at property 1913 E Knox Ave.

This property has been completely remodeled from the floor up and transformed from a two bedroom house into a spacious one bedroom. This aspect of the house leads us to believe that it is very well suited for short-term rental use. This property will serve 3 guests maximum.

We are native peorians, born and raised. Peoria is a city we are very proud of. We believe this short-term rental will make great use of a property to share with the world our love for this city. We have plans to list all our favorite attractions, events and restaurants that are available to Peoria exclusively.

Brittany and I are very diligent home owners. Our property will be maintained fully. We also have not listed this property as a short-term rental at all in the past and will not until city approval.

Thank you for your time.

LKG Valuation Services Inc  
**SUBJECT PHOTO ADDENDUM**

File No. R22582  
Case No. 001237145

Borrower Aaron Broomfield / Brittany Volkmar						
Property Address 1913 E Knox Ave						
City	Peoria	County	Peoria	State	IL	Zip Code 61614
Lender/Client	American Pacific Mortgage Corporation		Address	3000 Lava Ridge Ct #200; Roseville, CA 95661		



**FRONT OF  
SUBJECT PROPERTY**  
1913 E Knox Ave  
Peoria, IL 61614




**REAR OF  
SUBJECT PROPERTY**



New Tab x 1913 E KNOX Avenue, Peoria, IL x +  
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1913 E KNOX Avenue | \$109,900 | 1 Bed 1 Bath

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