

Commissioner Ghareeb cited Section 3.2 of the Unified Development Code regarding Group Occupancies and asked in the minimum 100sqft bedroom space applies?

Director Dulin responded that all requirements will be applicable.

Commissioner Heard questioned if parking and noise are the two problems that are easier to enforcement, instead of adding more rules and thus becoming more complicated than it has to be.

Director Dulin noted that regulations added today will provide good standard for future applicants to know what they can and cannot have.

Chairperson Wiesehan opened the public hearing at 1:45 pm.

Staff received three written comments attached hereto.

Chairperson Wiesehan asked if a 3% cap could apply to the whole city?

The commissioners discussed whether this should be deferred to allow for additional information.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:00pm.


Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Unes with a request to provide the total number of short term rentals operating in the City of Peoria.

The motion was approved by roll call vote 5 to 0.

Yes: Wiesehan, Heard, Unes, Martin, Ghareeb - 5

Nay: None



PZ 497-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles Levesque, on behalf of property owner Julie Walgenbach, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 408 N Cooper Street (Parcel Identification No. 18-08-108-003), Peoria IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and described the development items as summarized in the staff memo to the commission.

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 detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. The owner shall comply with the residential property registration code of the City of Peoria.
4. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Sidewalk along the N Cooper Street frontage shall be ADA compliant.

Ms. Weick also recommended the following conditions, which were recommended for approval as a text amendment to the performance standards for Short Term Rentals in Case PZ 503-2021, discussed earlier in the meeting.

1. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
2. 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.
3. No more than 3% of the number of parcels developed with a structure within a Neighborhood, as defined by the City of Peoria Neighborhood Associations Map, may be approved as a special use for a short term rental. This standard does not apply to zoning districts and property type where a short term rental is allowed without a special use.

Chairperson Wiesehan opened the public hearing at 2:10 PM.

Senior Planner Weick read public comments sent via email and referenced the petition submitted by the applicant which contained 12 signatures in support of the request.

Rick Melby expressed opposition to the request.

Fulvio Zerla expressed opposition to the request.

Anonymous expressed opposition to the request.

Joanne Bannon expressed support.

Mr. Charles Levesque, applicant, expressed his plan for the property. Mr. Levesque came to Illinois 7 years ago and expressed his desire to rehab the house and improve the area to attract future investments. He considers a short term rental to be the best use of the small property.

Commissioner Unes asked if Mr. Levesque would rent to Bradley students.

Mr. Levesque stated the short term rental is not geared toward students but he would not discriminate on who wanted to rent it.

Chairperson Wiesehan asks for any additional public testimony, there being none, closed the public hearing at 2:20 PM.

Commissioner Ghareeb read the findings of fact.

Motion:

Commissioner Heard made a motion approve as presented by staff; seconded by Commissioner Martin.

The motion was approved unanimously by roll call vote 5 to 0.

Yes: Wiesehan, Heard, Unes, Martin, Ghareeb – 5

Nay: None

I am writing in opposition to the two requests for zoning variances on the properties at 408 Cooper Street (PZ-497-2021) and 1512 Barker Avenue (PZ-496-2021). I live at 1620 West Barker Avenue.

Also, the proposed amendments to the existing code need to be crafted to protect neighborhoods against wholesale gutting from turning viable family housing into boutique occasional rentals.

I live a block and a half from each property. The block of Barker Avenue that I live on with my wife (who is also against these zoning changes) has 20 houses and only two of them are owner-occupied

The yearly change of renters gives the neighborhood a very transitory character, which works for short term residents but degrades the quality of life for permanent residents/homeowners.

If we add B&Bs to the mix, we have further perforation of the neighborhood. There has been the argument put forth by the applicants that they will cater to parents of Bradley students, when they come for Parents Weekends and such, but to that I say, how often will that happen? It is not a weekly, or monthly event, to my knowledge. So when there is no one in the house, it will be dark and vacant. I evoke the Broken Window theory, which in essence states, the broken windows theory is a criminological theory that states that visible signs of crime, anti-social behavior, and civil disorder create an urban environment that encourages further crime and disorder, including serious crimes.

While that is a sizable leap in logic, it does speak to factors that can degrade a neighborhood. The plethora of rentals in our neighborhood is a two bladed sword. It can be invigorating, but also can cause many problems, such as trash and litter unchecked, rodent populations increasing, and property values decreasing due to some absentee landlords less than adequate upkeep of their property.

One more thing. The proposed amendments to the code states the need of said properties to have off-street parking for two vehicles. The Cooper property does not have that to my knowledge. The space behind the house belongs to an adjacent house, I believe, but I may be wrong. Not to mention it is quite small, and I can't see six adults staying there, but what do I know?

The house at 1512 Barker is a historic structure, the Duryea house. It is a shame that the new owners are not vested in the neighborhood enough to live there. It is always disappointing to see houses sold here for the express purpose of renting to students. This does nothing for building and maintaining a secure and vibrant family-oriented neighborhood.

Thank you for considering my concerns.

Respectfully,

Rick Melby

10/6/2021

Kerilyn Weick

From: Fulvio Zerla <zerlaproperties@mchsi.com>
Sent: Wednesday, October 6, 2021 10:09 AM
To: Kerilyn Weick
Subject: [External]RE: City of Peoria special use requests

We totally oppose approval of the cases below about granting special use to operate short term rentals (air b&b) at 1512 W Barker Avenue (Parcel Identification No. 18-08-128-006), Peoria IL (Council District 2) and at 408 N Cooper Street (Parcel Identification No. 18-08-108-003), Peoria IL (Council District 2). We own properties on W Moss Avenue, W Ayres St., and W Fredonia Ave., that would be very adversely effected by the special use. We recommend complete denial.

CASE NO. PZ 496-2021 Hold a Public Hearing and forward a recommendation to City Council on the request of Lori Escalante-Allen and Sean Allen to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1512 W Barker Avenue (Parcel Identification No. 18-08-128-006), Peoria IL (Council District 2)

CASE NO. PZ 497-2021 Hold a Public Hearing and forward a recommendation to City Council on the request of Charles Levesque, on behalf of property owner Julie Walgenbach, to obtain a Special Use in a Class R[1]4 (Single-Family Residential) District for a Short Term Rental, for the property located at 408 N Cooper Street (Parcel Identification No. 18-08-108-003), Peoria IL (Council District 2)

Best regards

Fulvio N. Zerla, member
Zerla Properties, LLC
309-286-7335
309-657-8725 mobile

From: Kerilyn Weick <kweick@peoriagov.org>
Sent: Wednesday, October 6, 2021 8:39 AM
To: zerlaproperties@mchsi.com
Subject: RE: City of Peoria special use requests

Good morning, I received your voicemail.

If you have comments on any of the cases going before the Planning and Zoning Commission you can email me by 5pm today 10/6.

Kerilyn Weick, Senior Urban Planner
City of Peoria
Cell 309.370.7130
Office 309.494.8606

From: Kerilyn Weick
Sent: Monday, July 26, 2021 1:28 PM

Kerilyn Weick

From: kmarshall69@hotmail.com
Sent: Sunday, September 26, 2021 11:45 AM
To: Kerilyn Weick
Subject: [External]10-7-21 Public Hearing Comments

Honorable Zoning and Planning Commission Members:

I recently became aware of the sale of the property located at 408 North Cooper Street and have been notified that the new property owner wants to convert a single family residence into a multiple occupancy unit seemingly for a short-term.

This subdivision is zoned single-family residential. I have lived in the missy Bradley neighborhood and very close to the property under consideration for close to 25 years. I have witnessed the continuing decline of many of the surrounding properties and the apparently unending conversion of single-family homes into multiple occupancy units. Few, if any of these units are returned to their original use. As more homes in the subdivision are converted in this fashion, the atmosphere of the neighborhood changes and deteriorates in a negative way. Students who are not invested in the community and subsidized individuals flood into these "Short-Term Rentals" and significantly contribute to this persistent decline.

City managers should be aware by now that the population of this City, and the entire State, is dwindling and eroding the taxable base that supports services.

The tax structure in the City of Peoria clearly explains why other nearby communities prosper while Peoria stagnates and neighborhoods decline.

If I could vote, I would vote NO on granting this special use in this case.

Enough is enough!!

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Kerilyn Weick

From: Joanne Bannon <ejt5@comcast.net>
Sent: Thursday, October 7, 2021 2:07 AM
To: Kerilyn Weick; Leah Allison
Subject: [External]Public comment for the Oct 7th STR meeting

Good morning, Leah and Kerilyn.

Please accept me apologies for missing the stated deadline for adding comments for tomorrow's meeting. After playing phone tag with Chuck Levasque (owner/applicant for petition for 408 N Cooper) last week, he reached out to me again to discuss his plans to renovate the property at 408 N Cooper. We were finally able to connect via phone and had a 20 minute chat with him concerning his application.

Although I haven't been able to meet Mr. Levasque in person, I feel confident that he is genuinely interested in improving the property at 408, and that he fully intends to operate the STR in a neighborhood friendly manner. He went to an extensive and admirable effort to meet and explain his plan to surrounding neighbors, and secured signatures of support This is notably more than many other traditional "landlords" have done to build neighborhood support of their plans.

Please consider adding my voice of support to consideration for the STR application for 408 N Cooper Ave.

Thank you,

Joanne Bannon
1705 W Moss Ave
309-453-8669

Sent from my iPad

408 N Cooper Street
Peoria, IL 61606

I have been briefed by Mr. Charles Levesque about his plans to upgrade the residence located at 408 N Cooper, which was a student rental and now is vacant, so that it can be used as a guest house listed on AirBnb. I support the granting a special use permit (Case No.PZ 497-2021) to Mr. Levesque so that he can convert this empty building into a guest house.

NAME	ADDRESS
Melissa Peterson	1130 Callender, Peoria
SHARON TRout	411 N. COOPER Peoria
Liana Beauvorn	1612 W Callender Ave
Bryan [Signature]	1612 W Callender Ave
[Signature]	1608 W CALLENDER AVE
^{Ciana Sheldon} [Signature]	1605 W Callender
[Signature]	1614 W. Ayres

**408 N Cooper Street
Peoria, IL 61606**

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NAME	ADDRESS
Dolores Ortiz + Michael Odell	1700 W. Ayres Ave
Holly Barton	1621 W Callender Ave.
KRISTEN DANCEY	1619 W. Callender
Betty Volturo	1624 W Ayres Ave.

**408 N Cooper Street
Peoria, IL 61606**

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NAME	ADDRESS
Austin Krause-Thompson	1609 W. Callender Ave. Peoria, IL 61606