

## [External]503-2021 Planning and Zoning Comments

Gregory Tomlins <gregory.tomlins@gmail.com>

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To: Leah Allison <lallison@peoriagov.org>; Charles Grayeb <cgrayeb@peoriagov.org>; Mahkno <mahkno@comcast.net>

Cc: Joe Dulin <jdulin@peoriagov.org>

Hello commissioners,

I am a neighbor of the proposed STRs and a resident of the Uplands.

I am strongly opposed to the approval of these proposed STRs within the Uplands.

All of the pro-arguments in favor of the STRs (as well documented in the recent PJStar article) claim no benefit for the Uplands neighborhood — only landlords and out of town guests. Without a benefit for the neighborhood, these proposals should fail on their own merits.

The proposed restrictions do not go far enough on policing bad STR managers. How can an approved STR license be rescinded if one of the properties has problematic tenants?

I ask you to think about this: (this is a real situation)

A resident has lived in the Uplands for upwards of 20 years. The house next door is sold to an STR manager and the driveway of the STR is 5 feet away from the resident's porch and their bedroom windows.

Assuming that most STR visitors come for the weekend, every Friday the long-term resident has to wonder if some strangers are going to arrive and move in next door for the weekend. How many of the visitors will park on the street? Will they be noisy and stay up late? Will they get up at the crack of dawn and start slamming their car doors or trunk? Will they have brought a dog? Are they planning to party?

No long-term resident should have to worry about issues like this 52 Fridays a year. It absolutely destroys the quality of life in a neighborhood.

Also, the "52 Fridays problem" is significantly worse than a rental property, where even if there is neighbor friction, at least you can work it out over time. The "52 Friday problem" never goes away.

The Uplands is a great neighborhood for a number of reasons. Neighborliness is at the top of the list. Strangers "coming to see the charm of the neighborhood" is not one of the reasons. "Investing in nearby property to put a young child through college" (as was cited in PJStar) is not a valid reason to subject the neighbors to the uncertainty that STRs present to the neighbors.

I urge you to reject both of these Uplands proposals.

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Regarding the matter of license transferral - I agree that licenses should not transfer.

Regarding percentages, I don't believe that any neighborhood in the city should have more than 1% STR density and the STRs should not cluster.

I further suggest that we need more language around enforcement and ways to rescind an approved STR if there are problems with the property.

Thank you for the consideration.

Greg Tomlins  
N Parkside Drive