

Felicia Triplett, owner and petitioner, was present and explained that she was illegally operating a short term rental because she had no knowledge of the requirements for short term rentals in Peoria. Ms. Triplett elaborated on the rules and expectations for guests in her short term rental.

Chairperson Wiesehan asked Ms. Triplett if she agreed to the conditions set forth by the Development Review Board.

Ms. Triplett said yes.

Chairperson Wiesehan opened the public hearing at 1:17 PM.

Rick Simkins, president of the Lynnhurst Neighborhood Association, objected to the short term rental. Mr. Simkins explained that, while they have no covenants for short term rentals, many have expressed a desire to add a covenant restricting short term rentals because they do not want rental property or strangers in their neighborhood.

Kyle Rose, speaking on behalf of himself and his wife, objected to the short term rental. Mr. Rose stated that this is a family-oriented neighborhood and short term rentals raise safety concerns.

Barbara Pierce objected to the short term rental because it will raise safety concerns for the children and bring in strangers that have no investment in neighborhood.

Ms. Triplett stated she understands the neighbor's concerns. Ms. Triplett assured the neighbors that not all guests will be strangers. Ms. Triplett explained that people are coming with a purpose, not to walk around the neighborhood, and they want a place to stay that has accommodations beyond what hotels offer.

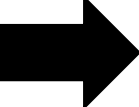
With no further public testimony, public hearing was closed at 1:23 pm.

Commissioner Ghareeb read the Findings of Fact.

**Motion:**

Commissioner Heard made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved unanimously by a viva voce vote 6 to 0.



**PZ 1112-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Tyler and Kaci Hampton, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 423 W Lakewood Avenue (Parcel Identification No. 14-21-305-017), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for short term rental in an existing single family dwelling. 3% cap, max 10 in 0.25 mile radius, this would be the first in the area.

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 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 four (4) total persons.
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 if 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.

Ms. Weick read Jennifer Clope's objection into the record (see Exhibit 1).

Tyler Hampton, owner and petitioner, was present. Mr. Hampton stated that he is aware that several neighbors are against this short term rental. Mr. Hampton elaborated on the rules and requirements of tenets for the proposed short term rental.

Chairperson Wiesehan opened the public hearing at 1:40 PM.

Terry Redshaw objected to the short term rental based on potential safety concerns, and the existing demographic of and relationships within the neighborhood.

Justteen Wolstenholm objected to the short term rental. Ms. Wolstenholm expressed concerns over the lack of background checks for tenets and parking availability.

Mr. Hampton says he understands neighbors' concerns. Mr. Hampton stated that he noticed a gap in rental properties in Peoria (several extended stays but a lot of people did not want/need those). Mr. Hampton stated that he understands the safety concerns, but instead of a short term rental, he could also sell the property to someone that the neighbors still feel uncomfortable or unsafe with.

With no further public testimony, public hearing was closed at 1:54 PM.

Commissioner Ghareeb read the Findings of Fact.

**Motion:**

Commissioner Martin made a motion to approve with staff recommendations; seconded by Commissioner Grantham.

The motion was approved by viva voce vote 6 to 0.

**PZ 1113-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Stephanie Theobald, to obtain a Special Use in a Class R-2 (Single-Family Residential) District for a Short Term Rental, for the property located at 5525 N Briarcrest Court (Parcel Identification No. 14-17-478-015), Peoria, IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for a short term rental in an existing single family dwelling. 1<sup>st</sup> in neighborhood association. 3% cap allows up to 7 in association.

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

**Exhibit 1**

**Kerilyn Weick**

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**From:** jenniferclope@gmail.com <jenniferklusmanr@gmail.com>  
**Sent:** Wednesday, November 2, 2022 2:43 PM  
**To:** Kerilyn Weick  
**Subject:** [External]Public Hearing Notice PZ 1112-2022

Good afternoon Kerilyn,

My name is Jennifer Clope, and I received a public hearing notice in the mail. It is my understanding that there is a meeting regarding this on Thursday, November 3. Unfortunately, I will be out of town at that time, but I would like you to know that my husband and I don't agree with the permit. We have two children under the age of five, and we are uncomfortable with people coming and going a few doors down.

I just wanted to express my concern. Thanks for your time,

Jennifer