**PZ 604-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Brant and Christina Merryman to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1106 N Parkside Drive (Parcel Identification No. 18-05-303-013), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request.

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 five (5) sleeping areas and ten (10) total persons. Of the maximum occupancy allowed, no more than six (6) adults 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.

Chairperson Wiesehan, questioned life safety issues with use of the pool, and asked staff to identify what safety measures may need to be verified to protect the property owner and the city.

Senior Urban Planner Weick, stated the pool barrier requires 48in tall fence with a gate that locks, the fence at the property meets barrier requirements. Ms. Weick stated there was no comment from building inspection about the pool use.

Christina and Brant Merryman, applicant and property owners, stated they understand and agree to conditions and will adhere to any additional requirements or conditions regarding the pool. Ms. Merryman stated they will look into any Airbnb requirements regarding swimming pools and will make sure any conditions are met. The Merryman's reside at the property and stated some neighbors have not met them or know their intentions. They appreciate the opportunity to address concerns and misunderstandings, they are only renting rooms on 2nd floor. The Merryman's will target Bradley parents and travelers. Additionally, they will screen guests carefully as they will also reside there. The garage provides 2 parking spaces for guests, the Merryman's have been using garage as storage and will begin short term rentals once renovations are finished. They will add outdoor cameras and sound sensors. They will require a 2-night stay and impose a strict policy against parties. The Merryman's stated they applied for a special use in case they are out of town or visiting family while they have guests.

Chairperson Wiesehan opened the public hearing at 2:45 PM.

Assistant Community Development Director Allison read written comments,

- Linda Drobney, 1107 Maplewood Ave, letter in support.
- Tonja Misigaro, 316 N Cooper St, letter in support.
- Kathy Hitchcock, 1113 N Maplewood, letter in support.
- Marissa Gould, 1015 N Institute Pl, letter in opposition.

- William and Linda Gilbert 1202 N Parkside, two letters in opposition
- Ken and Cheryl Hofbaur, 1112 N Parkside Dr, letter in opposition.
- Roberta Koch, 1204 N Parkside Dr, letter in opposition.
- Amy Hayes, letter in opposition.
- Jerry Jackson, 1017 N Maplewood Ave, letter in opposition.
- James Hinchee, 1027 n Maplewood Ave, letter in opposition,
- Jane Anderson, 1110 N Parkside Dr, letter in opposition.
- Jana Hausam, 1202 N Maplewood Ave, letter in opposition.
- Anne Bartolo, 1503 W Parkside Dr. letter in opposition

Christina Merryman, addressed the concerns related to parking limitations. Ms. Merryman stated they are not using the garage currently, but the garage will be utilized for parking for short term rental guests. They have lived in this house since August and haven't met many of these neighbors and most of the concerns raised are based on misinformation.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:10 PM.

Discussion on the Findings of Fact was held.

Commissioner Barry asked for commissioner opinions for approval, as all current short term rental regulations are being met, yet neighbors voiced strong opposition.

Chairperson Wiesehan stated the commission should ensure the ordinance requirements can be met; and expressed his concern is safety regarding the swimming pool. Chairperson Wiesehan asked staff to investigate pool requirements.

Motion:

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

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

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

Nay: None

At approximately 3:15 PM Commissioner Gahreeb left the meeting.

PZ 606-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Patrick Kirchhofer of the Peoria County Farm Bureau to amend an existing Special Use Ordinance No. 16,725 in a Class R-4 (Single-Family Residential) District, for existing legally non-conforming offices to install a freestanding sign with waivers for the property located at 1716 N University Street (Parcel Identification No. 18-05-201-018), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request with the following conditions and waivers:

1. Approval of the sign is subject to approval by the Illinois Department of Transportation (IDOT).
2. Record a thoroughfare setback encroachment agreement for installation of a sign less than twenty-five (25) feet from the N University Street right-of-way.
3. Provide four (4) accessible parking spaces including required markings and signage.
4. Waiver to allow a freestanding sign of 45 square feet in size.
5. Waiver to allow a freestanding sign 18 feet in height.

11-30-2021

I live in the Uplands since 1989. My home used to belong to Laura McCluggage. I was not in favor of short term rentals but our council members decided it was a good idea.

Brent & Christina Ferrymans house is behind mine. I believe they would be good Air Bnb renters as they have rented these for themselves. They have spent thousands renovating the property and wouldn't want scum in them. They will follow air Bnb guidelines.

Julia Drobacy
1107 N Maplewood
Ave.

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, December 1, 2021 8:06 AM
To: Kerilyn Weick
Subject: FW: [External]Public Hearing Notice Case No. PZ-000604-2021

From: Tonja Bockover <TonjaBockover@TradersUnlimited.net>
Sent: Wednesday, December 1, 2021 7:38 AM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Hearing Notice Case No. PZ-000604-2021

Dear Miss Allison,

I am writing to communicate my support of the special use permit for short term rental of 1106 N. Parkside Dr.

I, Tonja Misigaro, own and live in my home at 316 N Cooper St, Peoria Illinois 61606, in the West Bluff. In addition to being a neighbor, I have served as Realtor to Brant and Christina Merryman in the purchase of a couple of other investment properties in Peoria.

I first met Brant and Christina late spring/early summer of 2021. I did not assist them with the purchase of the Parkside home. However, I have had the chance to see the home as they have been making improvements to it. They are caring well for the property as well as for the investment properties I have sold to them. When touring the Parkside home Christina expressed their desire to retire in this home. Her desire shows in the great care they are taking with it.

Additionally, upon witnessing Christina's interactions with the tenants of two of her rental properties, I can attest to the fact that she is a kind and responsible landlord.

Again, I am support of the special use permit for the Parkside home; Public Hearing Notice Case No. PZ-000604-2021. Thank you for your consideration.

Tonja Bockover

Realtor | RE/MAX Traders Unlimited
[3622 N Knoxville Ave, Peoria IL 61603](https://www.remax.com/peoria)
Call/Text: [309-868-8512](tel:309-868-8512)

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, December 1, 2021 10:59 AM
To: Kerilyn Weick
Subject: FW: [External]Public Hearing Notice Case No. PZ-000604-2021

From: Kathy Hitchcox <kathy2h@yahoo.com>
Sent: Wednesday, December 1, 2021 10:42 AM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Hearing Notice Case No. PZ-000604-2021

Ms Allison,

I'm writing in regards to Public Hearing Notice Case No. PZ-000604-2021. I support the approval of the special use permit for short term rental of 1106 N Parkside Dr. I live in the neighborhood and know the owner. She or her husband plan to be at the house the majority of the time. In practice, their use of the house should not affect the neighborhood any differently than without the permit, they just want to be in full compliance for occasions when they are both out of town.

I have seen them doing renovation and repair work on the house and have spoken to Christina about her plans to live in the house long-term. I think she and her family will be an asset to the community and that they will be responsible hosts to any short-term guests. Please feel free to contact me if you have any questions.

Thanks,

Katherine Hitchcox

1113 N Maplewood
Peoria, IL 61601

Public Hearing Notice Case No. PZ-000604-2021

I want to start out by saying that I am not inherently against vacation rentals. I almost exclusively use Airbnb for my own accommodations when I travel. That being said, I have seen in my own backyard where Airbnb can go very, very wrong.

I have only ever lived in two places in my life, Peoria's West Bluff, and Roselle, IL. Roselle is a quiet bedroom community about 25 miles west of the city of Chicago and a wonderful, safe place to have grown up.

In July of 2020, a shooting rocked our little hamlet. More than 60 shots were fired with four injuries and 1 death. It seems a large home in town had been rented as an Airbnb and hundreds of partygoers flocked from Chicago to Roselle to attend. No one in our town had any idea something like this could happen and that's why I want to make it known here that it has happened and it can easily happen again.

I toured the home on Parkside recently when it was still on the market. It is as big, if not bigger than the home in Roselle, in addition to having a pool. My problem is not with Airbnbs, but Airbnbs that encourage large gatherings or parties. Our city police force is stretched thin enough as it is, they don't have the time or the manpower to worry about yet another location where something can go terribly wrong.

In October 2020, the city of Roselle was forced to address this issue and strictly limit Airbnbs in the community. We are lucky to be discussing these zoning changes in Peoria prior to a tragedy taking place. I respectfully submit my comment for input and look forward to the decision of the commissioners.

Marisa Farrell Gould

1015 N. Institute Pl., Peoria, IL 61606

<https://abc7chicago.com/roselle-shooting-picton-road-death-murder/6274308/>

November 22, 2021

Public Comment for the December 2, 2021 Meeting

William and Linda Gilbert
1202 N. Parkside Dr.
Peoria, Illinois 61606

gilbewh@worldshare.net
309-251-6163

Our home is located five houses away from 1106 N. Parkside Dr. which has requested a Special Use to make this home a Short Term Rental.

We are objecting to the approval of this Special Use request.

1106 N. Parkside Dr. is one of the most beautiful century-old homes in the Uplands Neighborhood. This home has three floors finished and a finished basement. There are 5 bathrooms and 4 bedrooms. This home also has an in-ground swimming pool. Making this house into a Short Term Rental would be creating a mini-hotel in our residential neighborhood.

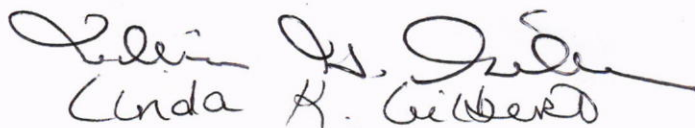
1106 N. Parkside Dr. does not have a driveway. The lot is located next to an alley which provides access to the two-car garage. Tenants at the Short Term Rental would only have the option of parking on the street. Parkside Dr. only allows parking on one side of the street because it runs adjacent to Bradley Park, further limiting the available parking.

The owners of 1106 N. Parkside Dr., Brant and Christina Merryman, live in Austin, Texas. This would make it impossible for them to respond timely to any problems with the house or tenants.

The Merrymans purchased 1106 N. Parkside Dr. for \$244,000. The property taxes are \$7,598. Since they live in Austin, Texas, they will need to hire a property manager and a cleaning service for the Short Term Rental. The Merrymans will need to maintain a constant high occupancy to pay back their investment and operating expenses. The implication here is that there will be very little selectivity in who the home is rented to.

Please deny this Special Use request.

Concerned,


Linda H. Gilbert

Kerilyn Weick

From: William Gilbert <gilbewh@Worldshare.net>
Sent: Wednesday, December 1, 2021 8:54 PM
To: Kerilyn Weick
Subject: [External]Re: PZ 604-2021 for 1106 N Parkside Dr

Kerilyn,

Thank you for having Christina and Brant Merryman call me today. We had a very nice conversation.

Christina informed me that they plan to live at 1106 N. Parkside. I did not understand that since the Short Term Rental License is not required if you live at the address, why were they were pursuing the License? She said that since she and Brant would occasionally be absent visiting family while renters were present, City Staff recommended that they obtain the License.

We are relieved to hear that they will be living at 1106 N. Parkside. This news softens our objections.

Please convey our new feelings at the Hearing tomorrow. I will attempt to join the Public Hearing but I currently have a 12:00noon meeting.

Thank you again for helping us to better understand this situation.

William and Linda Gilbert

Kerilyn Weick

From: Leah Allison
Sent: Monday, November 29, 2021 8:06 AM
To: Kerilyn Weick
Subject: FW: [External]Public Comment for the December 2, 2021 Meeting - Case No. PZ-000604-2021

From: Ken Hofbauer <khofbauer@comcast.net>
Sent: Thursday, November 25, 2021 3:40 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the December 2, 2021 Meeting - Case No. PZ-000604-2021

Dear Ms Allison,

The Special Use should not be recommended for passage because of the following reasons.

Parking concerns:

Street parking is only allowed on the East side of North Parkside Drive as there is a bicycle lane on the West side of the street adjoining Bradly Park.

The current owners of the property in question, 1106 N Parkside Drive, usually have two vehicles parked on the street, the garage accessed via the alley does not appear to have been used for parking since the current owners moved in. It is doubtful that short-term rental persons will either. The 1106 property can only accommodate two vehicles on the street due to the driveway for the 1100 property to the South, and a pedestrian crosswalk, with the associated No Parking zone including a fire hydrant, to the North.

The property to the North, 1110, can only accommodate one vehicle on the street due a driveway to the North and the pedestrian crosswalk with the associated No Parking zone to the South. The driveway is shared by Covenant with 1112. This has worked very well for the last 50+ years with 1110 exiting via the alley, and 1112 exiting via the street. 1112 has one vehicle parked on the street.

The next two properties, 1114 and 1116 have no driveway with five vehicles parked on the street. That doesn't leave any extra room.

The occupants of the four properties are generally thoughtful and respectful of neighbor's parking needs. However, when there are visitors, particularly during holidays, it is sometimes very difficult to park near one's house.

Are there other factors besides parking that should be considered? I've heard Airbnb renters have deceived the host and sometimes been rented to young people for the purpose of partying into late hours. 1106 has an in ground pool and should these partying type rent, it could disrupt the quiet nature of the street and rest of neighbors.

Short Term rental persons will not likely know about, or care, about the parking issues in the neighborhood. Therefore my wife and I ask the request for Short Term Rental not be given a positive recommendation to the City Counsel.

Ken & Cheryl Hofbauer 1112 N. Parkside Dr. Peoria, IL 61606 (309) 673-2499

Kerilyn Weick

From: Leah Allison
Sent: Monday, November 29, 2021 8:06 AM
To: Kerilyn Weick
Subject: FW: [External]1106 Parkside Drive special use permit

From: ROBERTA KOCH <roberta718@comcast.net>
Sent: Friday, November 26, 2021 10:55 AM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]1106 Parkside Drive special use permit

Please deny the special use permit for 1106 Parkside Drive / Uplands neighborhood

PARKING is the key issue...

1. Parkside has parking on only one side of the street.
2. 1106 has exactly 2 spaces in front
3. 1106 has 5/6 bedrooms which, if all rented, will cause parking issues
4. When renters come and there is not enough parking spaces, they **will** take up the spaces in front of the neighboring homes. For those homeowners who park in front of their own home, their spaces will be taken, and then everything keeps pushing up and down the street. Eventually, this one home - 1106 - will affect 5 or 6 homes in either direction based on parking... and will cause conflict among the neighbors who may no longer have access to the spaces in front of their own homes.
*One other thing regarding parking - on every street in the Uplands, there were a minimum of 4 - 8 parking spaces - per street - removed from use when the city installed speed bumps to calm the traffic. There are 6 streets in the Uplands. Do the math.

Since this "short term rental - can of worms" opened up, it has given rise to a new form of carpet-bagging.... folks "swooping in" to buy up Peoria's affordable homes, with no intention to live in the neighborhood - using the homes as vehicles for making money. In the case of 1106, the owners live in Texas. They may hire someone to "manage the property, but IT IS NOT THE SAME as someone living in the property and keeping it repaired and maintained. The Uplands has beautiful and exquisite homes that require special care due to their age 100+ years old ... landlords 5 states away will not maintain them except very minimally. Our property values will decrease.

How the city supports STRs which cause problems in neighborhoods, in a time when the city says it wants to stabilize neighborhoods is a mystery to me.

Do not allow this permit for 1106 Parkside Drive

Roberta Koch
1204 N. Parkside Dr.
Peoria, IL 61606
309-674-7809

Kerilyn Weick

From: Leah Allison
Sent: Tuesday, November 30, 2021 9:30 AM
To: Kerilyn Weick
Subject: FW: [External]1106 N Parkside

From: Amy Hayes <amhayes@fsmail.bradley.edu>
Sent: Tuesday, November 30, 2021 9:24 AM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]1106 N Parkside

Hi Leah,

My name is Amy Hayes and I am reaching out in opposition to 1106 transitioning.

Parking is already a concern on our street with LBP, especially in the summer. This rental will cause even more inconvenience for residents. Some of which are older and others who have no other option but the street.

My other concern is the number of occupants it could house and owners who are not local to oversee.

It is my hope that this request for 1106 is denied.

Thank you for your time and your service,

Amy Hayes

From: Jerry D. Jackson <s.j.jackson12779@sbcglobal.net>

Sent: Tuesday, November 30, 2021 5:14 PM

To: Leah Allison <lallison@peoriagov.org>

Subject: [External]Re: Case No. PZ 604-2021

To complete my message that was cut short by a stray finger: We would appreciate that consideration be given to the issues in my main message.

Jerry D. Jackson
1017 N. Maplewood Ave
Peoria, IL 61606
(309) 676-1496
(309) 657-3203 Mobile
s.j.jackson12779@sbcglobal.net.

On Tuesday, November 30, 2021, 05:10:27 PM CST, Jerry D. Jackson <s.j.jackson12779@sbcglobal.net> wrote:

Leah,

I am writing this message to you today regarding the above Planning & Zoning case which impacts my neighborhood. This property in question, at 1106 N. Parkside Drive, is surrounded by owner occupied homes and on street parking only on one side, as Upper Bradley Park is on the other side of the street, with no parking at the curb. I understand that a mention of using the single car garage for parking is included. There is no driveway, since the mid-block alley runs along the North side of the property. Several owner/occupants on neighboring homes use curbside parking now. Add to that the South part of the Uplands, from the middle alley to Main Street, is a Parking Permit area.

I also note that the property owners are located in Texas, and no local property manager is indicated.

As you know, I do have several years experience on the ZBA, and with that background, I understand how this property use as a Short Term Rental would not fit this part of the Uplands.

We

Jerry D. Jackson
1017 N. Maplewood Ave Peoria, IL 61606
(309) 676-1496
(309) 657-3203 Mobile
s.j.jackson12779@sbcglobal.net.

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, December 1, 2021 12:02 PM
To: Kerilyn Weick
Subject: FW: [External]PZ 604-2021 1106 N Parkside Drive

From: J.R. <jrhinch@gmail.com>
Sent: Wednesday, December 1, 2021 12:01 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]PZ 604-2021 1106 N Parkside Drive

PZ 604-2021

1106 N Parkside Drive

12/1/2021

My name is James Hinchee. I am a twenty-five-year resident of the Uplands, living at 1027 N Maplewood Ave. I am the President of the Uplands Residential Association, which includes 419 residences, of which approximately 28% are long term rental units. We are primarily an owner-occupied single family residential neighborhood.

This request for a Short-Term Rental Special Use should be denied. The governing ordinance, even after revisions, insufficiently protects legacy neighborhoods like the Uplands.

The concerns of many Uplands residents, despite revisions, remain firmly with occupancy limits, parking, and the destabilizing influence of transient guests. The six-person limit remains out of sync with the residential zoning requirement of no more the three unrelated adults. This inconsistency in standards will create a negative dynamic that encourages over occupancy. Six is simply too many. Not only are the numbers too great but as Director Dulin in Council Chambers acknowledge, it is unenforceable. This house in particular with four sleeping spaces will be attractive nuisance for over occupancy. Without consistent meaningful and enforceable occupancy standards, this business model should be rejected.

When it comes to parking, I will say that none of the previous owners ever used the garage for vehicles. It was too small, too awkward to navigate into, and many vehicles are likely to bottom out on the sharp incline at the entryway. Guests will be more inclined to park on Parkside or over on Maplewood. Why Maplewood? Well, earlier this Spring I had to go before the Park Board to ask them to reopen the parking lot in Bradley Park. The Park Board had intended to leave it closed, permanently. The closure was creating a situation where there was no parking at all on North Parkside drive. Even with the lot open, there can be weekends where parking is difficult to be had. Maplewood is notably much more congested

for parking.

These are all issues you have heard from us before and dismissed much to the dismay of our residents. So, I want to focus on the Development Review Board Analysis. I want to challenge a couple points.

First, 'No injury to the property nor diminishment of property values. Standard met? Yes'

The Uplands and North Parkside drive is not an area of decline. The change of use of this single-family residence to commercial overnight lodging will most certainly have a negative impact on the valuations to most of the homes in the immediate area. No one buys a home in a residential neighborhood with the expectation that they will have absolutely no knowledge of who is living next to them. We have a lot of children in the neighborhood. Those of us on North Parkside and Maplewood know who neighbors are. Our children love to play outside. The idea that we would have complete strangers every day or every weekend, all transients with NO ties to the neighborhood gives everyone pause. This is not something that is attractive.

Yes, the new owners are spending time and money fixing the house up to their liking. Nearly everyone who buys a home in our neighborhood does this. This not unique or special. But I ask you... as they 'reinvest' in the neighborhood, what about everyone else's investment? There is no lifting of all ships here. The residents of North Parkside and much of Maplewood do not want this.

For a century this neighborhood and it's residential association, the oldest one in the city, has stood fast in the belief that single family residential housing is the preferred and most desirable use for the homes in our neighborhood. This association has stood fast against commercial encroachment. These ideas and values were embodied in our Neighborhood Plan of 1996. These ideas and values are codified in our bilaws as an association. The success of the Uplands as an anchor to the West Bluff has been through our vigilance in upholding these values. Where in other university towns a neighborhood like this would have fallen away to apartments, commercial sprawl, and collegiate expansion; we remain strong and solidly owner occupied residential. The commercial encroachment of overnight lodging into the core of our neighborhood is inconsistent with the values of the majority of our residents and it goes against why people move here. They move here for the neighborhood because neighborhoods are for neighbors! Take that away and the value will almost certainly be diminished.

Second, 'Comprehensive Plan Critical Success Factors. Standard met? Reinvest in neighborhoods'

One party sold the house, and another bought it. Adjusting for inflation there was no 'reinvestment'. Sure, the new owners are spending money to fix the place up a bit. There was nobody living there for over a year. We all live in century old homes here. All of us are spending money on our homes. They require constant maintenance. Which gets to the point... we all are 'reinvesting' in our homes. What about the neighbor's reinvestment? Where is the protection for their reinvestment? Commercial encroachment into neighborhoods is not the key to reinvesting in neighborhoods. Neighborhoods are the bedrock of this city. They are for residents engaged in residential living. In 2011, when we spoke of reinvesting in neighborhoods, it was about strengthening the residential character of the neighborhoods not undermining them with alternative commercial uses. It meant encouraging more owner-occupied housing. It meant encouraging people buy homes, fix them up, and live in them, not to turn them into investment portfolios. This is not a business model that maintains or enhances the value of our residential properties in a manner that encourages and builds the residential character of neighborhoods. Neighborhoods are for neighbors!

Don't confuse the lack of letters with a lack of opposition. Our neighborhood has a residential association for, among many reasons, to act as an intermediary and to represent them in matters like this. That is my role to them and to you. Not everyone is comfortable with writing to government officials; be they elected or appointed. Our neighborhood (Precinct 20) does vote. We have very high turnout. But... when and if things turn sour, people will just vote with their feet. That is not an outcome we seek. This neighborhood has stood strong because we have a pretty good idea what works for us and what does not. Single family residential living is what we aspire to. Why should we settle for anything less?

I urge you to reject this special use request.

James R Hinchee

1027 N Maplewood Ave
Peoria IL, 61606

President
Uplands Residential Association

Kerilyn Weick

From: Leah Allison
Sent: Monday, November 29, 2021 5:03 PM
To: Kerilyn Weick
Subject: FW: [External]Short term rental in Uplands

-----Original Message-----

From: Jane Anderson <jandersonpeoria@yahoo.com>
Sent: Monday, November 29, 2021 4:49 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Short term rental in Uplands

Dear Ms. Allison,

I am writing to express my disfavor with a short term rental next door to my home 1110 N. Parkside Dr. Our neighborhood has been a stable, friendly place for the past fifty six years that I have lived here. One concern is that there will be a serious parking problem. The other is that this could be a first step in turning our neighborhood into a place of rental properties.

Therefore I object to approval of short term rentals.

Sincerely, Jane Anderson
1110 N. Parkside Dr.
Peoria,IL. 61606

Sent from my iPad

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, December 1, 2021 4:28 PM
To: Kerilyn Weick
Subject: FW: [External]CASE NO. PZ 604-2021

From: Jana Hausam <jana.hausam@campusoutreach.org>
Sent: Wednesday, December 1, 2021 4:13 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]CASE NO. PZ 604-2021

I am writing to express my opposition to granting the special use request for short term rental for CASE NO. PZ 604-2021. As a resident near this property I believe that short term rentals (& non owner occupied rentals in general) have a negative impact on the neighborhood. I moved to the Uplands for the small town neighborhood feel it provides in a larger city. These rentals disrupt that community. In addition with this type of rental while occupancy limits are listed having no one onsite makes it hard to ensure those are being followed which can create noise and safety concerns for surrounding dwellings. A friend of mine who was operating this type of rental nearby had guests who smoked on the back porch then left to go to downtown Peoria. The ashtray they left on the porch ended up catching the deck on fire. Thankfully the porch is on a lake so a neighbor saw it and reported it so the entire house did not burn. While I understand an owner could have something similar happen I think there is a level of care one uses in their own home that is not present when in a rental. Lastly, with the owners of this specific request not living nearby (actually not even in the state) it seems that would make it especially difficult for them to oversee and/or manage the property well - or have much interest in how their guests are impacting the neighborhood so long as they are not damaging the property.

Neighborhoods are for neighbors.

Thank you for your time and consideration!

Jana Shoun Hausam
1202 N Maplewood Ave
Jana Hausam
Campus Outreach Central Illinois
8607 N State Route 91
Peoria, IL 61615

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, December 1, 2021 4:54 PM
To: Kerilyn Weick
Subject: FW: [External]Public Comment for December 2, 2021 Meeting

From: anne bartolo <annebartolo9@gmail.com>
Sent: Wednesday, December 1, 2021 4:46 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for December 2, 2021 Meeting

Please deny PZ 604-2021.

The Uplands is a community of residents who have committed to support and grow a strong inner-city core. Home ownership is key to it's ongoing stability and growth. Per Uplands Residential Association data, the Uplands has grown to roughly **40%** rental property in terms of residential units. Nearly **30%** of structures are already rental.

Large-capacity short-term rentals don't grow a stable tax base and are incompatible with neighborhood stability. Further, the current proposal identifies absentee management. Please deny approval.

Anne Bartolo 1503 W. Parkside Drive