

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held Thursday, August 5, 2021, at 1:00 PM, via remote video at City Hall, 419 Fulton Street, with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

City Staff Present: Josh Naven, Kerilyn Weick, and Glen Wetterow

SWEARING IN OF SPEAKERS

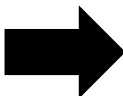
Speakers were sworn in by Glen Wetterow.

MINUTES

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on July 1, 2021; seconded by Commissioner Unes.

The motion was approved unanimously by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7
Nays: None - 0

REGULAR BUSINESS



PZ 379-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel Armich to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Short Term Rental, for the property located at 1514 W Columbia Terrace (Parcel Identification No. 18-05-326-002), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 379-2021 into the record and provided a summary of the request. The Development Review Board recommends approval of the special use subject to the parking plan and the following waiver and conditions:

1. Waiver to allow two off-street parking spaces in the side yard with less than a 4 foot setback from the side yard lot line.
2. Driveway surface must be repaired and maintained as an all-weather, durable and dustless surface.
3. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
4. Interconnected smoke detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 907
5. The owner shall comply with the residential property registration code of the City of Peoria.
6. 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.
7. Additional dwelling units cannot be added to the duplex.

Daniel Armich, petitioner, summarized the request and answered questions.

Chairperson Wiesehan opened the public hearing at approximately 1:22 PM.

James Hinchee, President of the Uplands Residential Association, requested denial of the request, asked for more conditions, and answered questions. Written comments are attached hereto.

Urban Planner, Glen Wetterrow, Community Development Department, read the written comment from Sandra McEnroe, at her request, and attached hereto. The comment was in opposition to the request.

Ms. Weick read the written comments from the following neighbors into the record and attached hereto:

Jesse Mitchell requested approval of the request.

Rachel Mitchell requested approval of the request.

Tori & Emily Dahlhoff requested approval of the request.

Melinda McBee Orzulak requested approval of the request.

Martin and Victoria Mitchell requested approval of the request.

Melissa Stevenson requested approval of the request.

Adrienne and Justin Locke requested approval of the request.

Peter Kobak and Angela Kilduff requested approval of the request.

Jana Shoun Hausam requested denial of the request.

Meg Tomlins requested denial of the request.

Daniel Armich, petitioner, responded to public comments.

Chairperson Wiesehan closed the public hearing at 2:04 PM.

Findings of facts were read by Commissioner Ghareeb at 2:10 PM.

There was some discussion on the amount of support for the request.

Motion:

Commissioner Heard made a motion to APPROVE the request with the noted Staff conditions; seconded by Commissioner Martin:

The motion was approved unanimously by roll call vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None - 0

PZ 403-2021

Public Hearing and forward a recommendation to City Council on the request of Marc Samko, of Vertical Bridge Development LLC, for property owner Peoria City/County Health Department, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a new wireless telecommunications tower and facility, for the property commonly known as 2116 N Sheridan Road, located at 2114, 2126, and 2200 N Sheridan Road (Parcel Identification No. 14-33-351-001, 14-33-351-002, 14-33-351-028, and 14-33-303-036), Peoria IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 403-2021

Kerilyn Weick

From: Jesse Mitchell <jesse@whiskeycityrentals.com>
Sent: Tuesday, July 27, 2021 7:21 AM
To: Kerilyn Weick
Subject: [External]1514 W. Columbia Terrace

Good Morning Kerilyn,

I hope this email finds you well. I am writing this morning to show my support for Dan and Jackie Armich as they seek to receive zoning approval for their proposed Air bnb at 1514 W. Columbia Terrace. I have lived in the neighborhood for the last 7 years and have been business partners with Dan for the last 4 as we have invested close to \$500,000 into homes on the West Bluff. He and Jackie are model examples of the types of people Peoria desperately wants and needs to support to continue to bring positive change to the surrounding area. I am not sure if you have seen any photos from what this house looked like before Dan and Jackie purchased it but it is amazing the job they did and the amount of effort it took. My hope is that the City will reward and support people like the Armichs and an excellent way to do that will be to approve their Airbnb. I'm sure there will be some complaints and hesitancy from neighbors, some valid and some misinformed, but my hope is the right decision will be made. Please feel free to reach out if you require anything from me or have any other questions.

Thanks and have a fantastic day.

Jesse Mitchell
Whiskey City Rentals
www.whiskeycityrentals.com

Kerilyn Weick

From: Rachel Mitchell <rachmitchell822@gmail.com>
Sent: Tuesday, July 27, 2021 9:48 AM
To: Kerilyn Weick
Subject: [External]1514 W Columbia Terrace.

Good morning,

I am writing you today to express my support for the zoning approval for the Air BnB at 1514 W Columbia Terrace. My name is Rachel Mitchell and my family and I live at 1114 N. Maplewood Ave and have for the last 7 years. The owners of 1514 W. Columbia Terrace, Dan and Jackie Armich, also live in the neighborhood. Before Dan and Jackie Armich purchased this property it was vacant and in disrepair. They have beautifully restored this property and it is extremely well maintained and taken care of. I walk or drive passed this property daily. I am in full support of this property being a short term rental. I believe that it will be an asset to our neighborhood as it will provide a place for friends, families, and guests traveling to our great city and neighborhood a wonderful place to stay while they are here. Thank you for your consideration.

Sincerely,
Rachel Mitchell
1114 N Maplewood Ave.
Peoria, IL 61606

Kerilyn Weick

From: Tory S. Dahlhoff <torydahlhoff@pm.me>
Sent: Wednesday, July 28, 2021 12:35 PM
To: Kerilyn Weick
Cc: Emily Dahlhoff
Subject: [External]Support for short term rental at 1514 W Columbia Terrace

To Whom it May Concern:

As homeowners in the Uplands neighborhood, we are in full support of allowing for a special use of the house at 1514 W Columbia Terrace as a short term rental.

The owners of the property are upstanding, responsible neighbors and we are fully confident they will operate the short term rental with the greatest interest of our neighborhood in mind.

Sincerely,

Tory & Emily Dahlhoff
1120 N Maplewood Ave
618-795-8470

Sent from ProtonMail mobile

July 24, 2021

To Whom It May Concern:

I support the proposed short term rental status for 1514 W. Columbia Terrace in the Uplands, owned and operated by the Armich family. This property has been much improved by the Armiches, whose family lives around the corner from the property (and from my family).

As a neighbor of the Armiches, I can attest that this short term rental is an asset to our neighborhood, as it is helpful for those of us in the neighborhood who would like to rent this well-maintained property for our friends and families. I appreciate how the Armiches are going through the proper channels with the city; maintain their properties meticulously; and as Uplands residents themselves, work constantly to improve the neighborhood to be more family friendly and aesthetically pleasing.

In this particular case, the short-term rental status should be approved, as the property is owned and operated respectfully by long-term residents of the neighborhood; they should receive priority for limited approval of this kind of status in the Uplands. (However, to keep the neighborhood ambiance, there should be a limit on short-term properties like this, as well as sanctions and a complaint process for properties that have already created a nuisance in the neighborhood and do not have owners who are as connected to the fabric of our community.)

Please feel free to contact me with any questions at melinda.mcbee.orzulak@gmail.com. I hope to hear that this short term rental status is approved for the Armiches, as they are an asset to our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Melinda', with a long, sweeping flourish extending to the right.

Melinda McBee Orzulak
Uplands Resident, 1115 N. Institute Place

To Whom it May Concern,

I am writing on behalf of my husband and myself, in support of licensed Airbnb properties in the Uplands. We're addressing, specifically, Dan and Jackie Armich's property at 1514 W. Columbia Terrace, but are also general supporters of limited short-term rental properties in the neighborhood.

Our reasons are two-fold. First, we have owned a property on Tybee Island, GA, a sea island east of Savannah and a major tourist destination. When we were full-time residents, there were Airbnb properties across the street and next door. Both properties were maintained well, and our interactions with guests were positive and enriching. We met people from all over the world during the tourist season. Secondly, when we transitioned to part-time residency, we rented our home through Airbnb. We were licensed and made all house and island rules very clear to our guests, and they complied.

Now, we've been living back in the Uplands for three years on Glenwood Ave. We love this neighborhood and want to preserve its family environment. It's beauty and tranquility are marred only by cut-through traffic that doesn't obey speed limits or stop signs, (another topic, another time). We are very protective of this neighborhood, not only because we live here, but all three of our adult children and their young families live here, as well.

Presently, we have a short-term rental property a few doors down from us on Glenwood. That property was a long-term rental prior to that. When it was a rental, it was in some degree of disrepair and the police had to be called for domestic violence issues. Since it's been an Airbnb, it has remained quiet with no disruption to our street. It is also better maintained and cleaner. Several of our neighbors have utilized this property, and Dan and Jackie's around the corner, for family and friend visits.

Do we want the neighborhood to turn into a short-term rental district? No. But we do believe that having a percentage of the properties as short-term rentals is both an asset to the neighborhood and the city of Peoria. It's a perfect spot for Bradley University visits by families, and the hospitals' transitional students, workers, and visitors, as well as an option for visitors to the Uplands.

Since Dan and Jackie purchased and renovated the Columbia Terrace property, it is an asset to the neighborhood. Prior to that, it was rundown and neglected. Having been in the property before they started to work on it, we know they've done a great job of adding another lovely home to the Uplands. Generally, we find that short-term rentals are better maintained and kept up better than long term rentals. In closing, we support the Armich's application for licensure as an Airbnb property. It will be an asset to our Uplands.

Martin and Victoria Mitchell, 1200 N. Glenwood Ave.

Kerilyn Weick

From: Melissa Stevenson <melissastevenson0405@gmail.com>
Sent: Saturday, July 31, 2021 9:44 AM
To: Kerilyn Weick
Subject: [External]1514 W Columbia Terrace-Upcoming hearing

Hi Kerilyn,

I am writing to you in support of the upcoming hearing for 1514 W Columbia Terrace for special use.

I live across the street from this property in The Uplands and have seen the improvements the owners have made since purchasing the property several years ago. Dan and Jackie Armich transformed this property from an eyesore to a well-maintained, respectable home. The interior and exterior have had many updates while preserving the character and original integrity of the house.

Dan and Jackie take pride in their properties and are selective in who stays there. They care about the West Bluff and protecting property values.

This city needs more property owners like the Armich's to help with stability and diversity in the neighborhoods. These are factors that help maintain and grow a community.

Please feel free to contact me with any questions.

Sincerely,

Melissa Stevenson

1517 W Columbia Terrace, Peoria

309-256-0649

Kerilyn Weick

From: Adrienne Locke <adriannerlocke@gmail.com>
Sent: Monday, August 2, 2021 3:41 PM
To: Kerilyn Weick; Jackie Armich; justin.locke
Subject: [External]Letter of Support for Case No. PZ 379-2021

Afternoon,

I am writing to you today to express our support for the zoning approval for the Air BnB at 1514 W Columbia Terrace (Case No. PZ 379-2021). My husband and I live at 1416 W Columbia Terrace in the Uplands. We have known the owners, Dan and Jackie Armich, for five years now as neighbors. We have also been personal witness to the work that they put into this property, buying it as a vacant lot and restoring it to such beauty.

Justin and I are in full support of short term rentals in our neighborhood and the possibilities they bring for friends and families that travel to visit our city.

Dan and Jackie are amazing neighbors that put in the extra effort to help to bring life back into our beautiful community and we fully support their quest of a short term rental. We have no doubt the benefit that it will bring to our neighborhood.

Sincerely,

Adrienne and Justin Locke

1416 W Columbia Terrace

309-224-6784

Adrienne Locke
Developmental Therapist- Hearing Specialist/ DTH
MA, Special Education: Early Childhood Special Education
adriannerlocke@gmail.com
309-224-6784

Kerilyn Weick

From: Leah Allison
Sent: Tuesday, August 3, 2021 8:05 AM
To: Kerilyn Weick
Subject: Fw: [External]Public Comment for the August 5, 2021 Meeting

Leah Allison AICP, LEED AP ND
Senior Urban Planner
309.494.8667

Choose Kindness!

From: Peter Kobak <peterkobak@gmail.com>
Sent: Tuesday, August 3, 2021 8:00 AM
To: Leah Allison <lallison@peoriagov.org>
Cc: Angela Kilduff <angela.kilduff@gmail.com>
Subject: [External]Public Comment for the August 5, 2021 Meeting

Dear Commissioners,

This letter is written in support of Daniel Armich to obtain a Special Use in a Class R-4 District for Short Term Rental, for the property located at 1514 W Columbia Terrace (PZ 379-2021). We, Peter Kobak and Angela Kilduff, are residents of this Upland and reside at 1210 N Glenwood Ave, which is 1/2 block from the property in question. Daniel Armich is a responsible, courteous, and professional short-term landlord who has maintained this property with no issues.

We believe that short-term rentals that are managed by responsible neighbors with a stake in the neighborhood contribute to the diversity of our community and introduce visitors to the Uplands in a positive manner. We have no reservations with this Special Use and encourage Commissioners to approve it.

Respectfully,
Peter Kobak and Angela Kilduff
1210 N Glenwood Ave, Peoria, IL 61606

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, August 4, 2021 12:59 PM
To: Kerilyn Weick
Subject: Fw: [External]Public Comment for the August 5, 2021 Meeting PZ 379-2021

From: J.R. <jrhinch@gmail.com>
Sent: Wednesday, August 4, 2021 12:46 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the August 5, 2021 Meeting PZ 379-2021

[I plan on attending and will be able to read this. It times out to around 5:30. The original more meaty version ran close to 10 minutes]

Dear Commissioners,

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.

I come before you today regarding PZ-379-2021 for the dwelling located 1514 W Columbia Terrace.

This request for a Short-Term Rental Special Use should be denied. The governing ordinance as currently written insufficiently protects legacy neighborhoods such as those surrounding these properties.

I'd like to bring your attention to a few of these shortcomings, relevant to this request and forming the primary basis for our request to vote no:

I) Occupancy. All residential zoning is limited to no more than three unrelated adults. When a special use for short term rentals is granted, the property falls to a different standard that is far too generous for residential areas, introducing a negative dynamic for which the neighbors have no recourse. [The four-person limit proposed is not aligned with the residential standard of no more than three unrelated adults.](#)

II) Parking. Some neighborhood residents are wholly dependent on street parking as they have no dedicated driveway or garage. Each guest in a short-term rental can potentially bring

a vehicle. There is no requirement under the ordinance to provide off street parking, and even if it were provided, there is no way to ensure guests choose to use it. Residential neighbors will be impacted and have little recourse if the situation gets out of hand.

III) Durability of Special Use Permits. Once granted, Special Use Permits are very difficult to repeal, especially as they are associated with the property, not the owner. It takes two years for a special use to lapse. It only takes one day or a good faith effort, to let out a room, in that timeframe, to reset the clock. The ability to transfer the special use from one owner to the next creates perpetual state for the property that is incompatible with a single-family residential neighborhood.

IV) Enforcement. City staff work hard and do their best but there simply are not enough people and resources to address issues. The neighbors of these establishments will be left with the burden of being constantly vigilant and having to pursue enforcement with police and other authorities when there are issues.

We have precedent in our neighborhood from which these concerns arise. From 2017 to 2019, the house at 1210 N Parkside operated ILLEGALLY as a short-term rental. Many problems arose during this time. Many complaints were filed again and again and again. The response from the city was a failure. Nothing shut it down until the owner's untimely demise. Nearly all the residents on that street are firmly opposed to these applications today. That same owner operated the house at 1030 N Elmwood, which has operated illegally as a short-term rental and had its own complaint history since 2017.

V) The erosion of social cohesion. A number of older residents have expressed their great discomfort with the parade of transient guests that has been occurring with these operations. For these residents knowing who your neighbors are, knowing they will be there tomorrow and the next day, is critical to their sense of security and wellbeing. Looking out for your neighbor is fundamental to the foundation of a stable residential neighborhoods, especially in the city's urban core

VI) It has been the position of the Uplands Residential Association dating back to at least 1996, that we will oppose commercial encroachment into the Uplands. This is a key reason why I am here today. In 1996 we filed a neighborhood plan with the City, that was then incorporated in the City's master plan, that expressed this position. This position has been reinforced repeatedly over the intervening years. These special use requests to operate a short-term rental business, within the residential neighborhood, is a commercial encroachment. This is not compatible with our vision of single-family residential neighborhood.

An offer:

It has been expressed by many dozens to whom I have spoken, and received comments from, in our neighborhood, that if this commission should choose to proceed with approval, that at a minimum the following additional three conditions need to be applied:

1) That occupancy be limited to four persons or less per dwelling, no matter the size of the dwelling. This closely aligns with what many hotels practice and better aligns with residential occupancy limits.

[This proposal aligns with this condition](#)

2) That off street parking be required; with a minimum of two spaces per dwelling. [This proposal aligns with this condition](#)

3) That the Special Use will be restricted in its transferability, with a built-in sunset provision. Should the owner of the property change, or the owner of the business holding the property change, that the Special Use would automatically lapse. There is precedent for this - Bradley Epworth Church has such a limit on 1215 N University.

[The goodwill that the Armich's enjoy in our neighborhood is a key driver for these conditions of compromise. We would ask the Armich's to voluntarily agree with this limitation.](#)

In Conclusion

Many in our neighborhood have voiced their firm opposition to the granting of this Special Use. We do not believe a short-term rental business is an appropriate use within our legacy residential neighborhoods which lack the protections of covenants and other measures available to newer neighborhoods. We respectfully request that if, despite our opposition, this Special Use is granted, that the three conditions we proposed be applied to help mitigate the impact.

Thank you.

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, August 4, 2021 5:55 PM
To: Kerilyn Weick
Subject: Fwd: [External]Public Comment for the August 5, 2021 Meeting

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From: jana.hausam@campusoutreach.org <jana.hausam@campusoutreach.org>
Sent: Wednesday, August 4, 2021 3:53:27 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the August 5, 2021 Meeting

I am writing to express my opposition to granting the special use request for short term rental for CASE NO. PZ [379-2021](#) & CASE NO. PZ [405-2021](#). As a resident near both of these properties 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 while these properties are well maintained currently I fear that if they are sold future owners would not be so conscientious and they would begin to resemble many of the long term rentals. 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, I have concern about the precedent this type of special use sets and what it could lead to with 'halfway house' type situations, etc.

Thank you for your time & consideration!

Jana Shoun Hausam
1202 N Maplewood Ave

Sent from my iPhone

Kerilyn Weick

From: Leah Allison
Sent: Wednesday, August 4, 2021 5:54 PM
To: Kerilyn Weick
Subject: Fwd: [External]Public Comment for the August 5, 2021 Meeting

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From: Margaret Tomlins <margarettomlins@gmail.com>
Sent: Wednesday, August 4, 2021 4:49:03 PM
To: Leah Allison <lallison@peoriagov.org>
Subject: [External]Public Comment for the August 5, 2021 Meeting

Dear Ms. Allison,

Please accept this public comment for the meeting, and have it read into the record. I am a resident of the Uplands neighborhood.

Thank you!

Thank you to the Committee and the Peoria City Council for accepting this comment.

My name is Meg Tomlins, and I am a resident of the Uplands neighborhood near Bradley University. My husband and I moved into the city, specifically to this neighborhood, for its look and feel and the friendliness of the people. Our comments today relate to the pending applications for short-term rental permits.

We understand the city staff supports the three application requests pending today, as they are in line with the language of the code passed by the Council in Spring 2021. However, for several reasons, we feel these permits should be denied.

The language in the code enables a short-term rental permit holder to pass that permit on to a new property owner without requiring reapplication for the permit by the new owner. The majority of Uplanders who responded to a recent neighborhood poll do not support this permit transferability.

Additionally, the code requires that a home be inspected prior to the granting of the permit. As we have learned, the city is not staffed to accommodate such inspections, and has created a sort of "self-inspection" to be completed by the permit applicant themselves. This does not seem to align with the intent of the code, ensuring that a property be suitable for a permit, nor would it reveal any structural or safety concern prior the granting of the permit. Once the permit is granted, it seems nearly impossible to lose the permit-holder. Trusting a self-interested party to inspect a property in their interest to certify worthy of a permit seems foolhardy.

The code language neglected to include any expectation that a short-term rental permit holder or non-resident owner maintain or improve a property in any way. While it is in their financial interest to do so, there is absolutely NO language to require this, or risk losing the permit. As residents in the neighborhood, we have seen that several of the properties recently acquired for short-term rentals are lacking maintenance and structural integrity-- some have damaged garages, completely missing garages, broken doors, and one has a shifting front porch. Nothing about granting a permit to these applicants would rectify these circumstances or improve the properties.

Given that renting a property on a short-term basis for \$90+/night would secure a sizable income for a permit holder with even 50% occupancy in a month, surely the tax dollars collected by the city for such *do not warrant superseding the*

neighborhood quality of our residential experience. Short-term rentals would likely be far more lucrative than traditional rentals, and the Uplands already has quite a few traditional rentals. Nothing would stop the rapid conversion of these traditional rentals to short-term rentals-- and we could be over-run by converted residential properties by visitors who eschew traditional hotels. The code does not limit the number of short-term rental permits granted in a geographic location.

Our last point is regarding oversight: a short-term rental has been operating on Glenwood Ave. in the Uplands neighborhood by a non-resident owner from Colorado *without any permits since November 2020* (per its reviews on [airbnb.com](https://www.airbnb.com)).

That is over 8 months of a former family residence being used as a defacto hotel, in our residential neighborhood, which is not zoned for additional traffic flow, parking or proper visitor safety (per inspections). Commercial properties *are* required to have proper zoning, which requires adequate road/parking access, and do undergo in-person business inspections by the Peoria Fire Department. If the city is not equipped to handle inspections, oversight and proper permitting of short-term rentals in a program that started in Spring 2021, how could it possibly handle the swell in applications and new short-term rentals which may explode in neighborhoods throughout the city, largely unwilling to embrace them?

We respectfully ask that the Committee deny every short-term rental application until the matters outlined above can be re-addressed by the Council. We hope that the Council sees that residents may be far less supportive of a code that grants non-resident short-term rentals for the reasons we have given, and revises the code significantly to ensure the neighborhood integrity of our city's neighborhoods.

Thank you very much,
Meg Tomlins
1203 Glenwood Ave.
Peoria, IL 61606

My name is Sondra McEnroe

I own and reside at 1207 N. Glenwood
I am a resident in this same house for
over 43 years. My husband and I raised
our family in this home and now my
grandchildren enjoy visiting and playing
here.

My concern is that short term rental
houses drastically change the dynamics
of the neighborhood

There has been a long time history
of encouraging home ownership by
families in this area. We also know
that this generally means better main-
tenance of properties.

We have a strong, vibrant neighborhood
with an active Neighborhood Association
which deals with current and long
term issues. This includes annual picnic
Easter egg hunt, Mom's get together
group snow removal program for
clearing our sidewalks, speed control
efforts in conjunction with the city of
Peoria, beautification of the boulevard
spaces with trees + flowers, annual
dumpster day placement, garage sale
and even wreaths on our light poles @

Christmas time. These events occur through coordination and cooperation of neighbors.

This has been a safe, sociable and enjoyable place for children to play in and grow. We have excellent sidewalks which encourage walking and other activities as drawing of sidewalk chalk.

My concern is that our neighborhood can't be changing from what we have now, where people sit on their front porches, gather, talk with each other and use the park.

One realtor just sent a postcard to the Upland residents listing seven homes which she alone had sold in the ^{our} area. How many of the buyers were families? how many were investors for short term rentals? Homes in the Uplands are priced in a range which families can afford to buy and become home owners which means they will be more likely to maintain than renters and become active in upland events + issues.

We have excellent schools in our ~~area~~ within walking distance both public

and parochial as well as Bradley University which will not be supported by out of neighborhood people. There are shopping and restaurants along Main Street.

Several years ago Bradley U attempted to rezone and buy all of the houses along Main Street and tear them out for additional parking. As a historic, over 100 year old neighborhood we challenged and won. BU built a parking deck on campus which was a better solution anyway.

The homes are still occupied even if often rented to students.

We know this is a desirable location because of its proximity to BU, the hospital and even downtown. Allowing short-term rentals changes the dynamics, those buying can afford to outbid families who wish to live here.

I have one of these "short terms" next door to me. I understand the advantage to the owner since one of my relatives owns two houses for such use in nearby towns. Also when the next door house was purchased I was told that father who lives several states away bought it. Since then the son who lives in the Uplands stated

that his father own over 20 houses. for this purpose. Another house across the street seems to be a like "short-term. Sometimes vacant - sometimes out of state licensed cars - lights on - no lights!

Who will regulate this change to living next to "hotels"? People in them don't usually interact or even greet the neighbors. Hotels are located in like areas and have to collect taxes which defray some of the cities expenses. We have more vacancies in hotels changed neighborhoods which are not zoned for "hotels".

I do not support allowing this use to become acceptable even if regulated. We are zoned residential. I intend to stay in my home, which is a one family residence and participate in this almost unique historic neighborhood. While I know some will maintain the properties - others like my relatives have 3-4 units in one house eventually to increase their profit because it is after all a business enterprise no matter how it is regulated and owners often will live far away in neigh-

#5

neighborhoods which are not so affected.

This is not a personal decision opposing any particular party but rather concern about the issue of the total transformation of a beautiful family owned type of neighborhood. Young couples even move back here because they value the memories of being in the Uplands as children.

Please consider this plea as you look at rezoning or zoning options.

I regret that this could not have been an open forum - thank you for considering my objections.

The 2 properties don't even include the many other which are already I believe are in use —