



Post Office Box 299
Peru, Illinois 61354

September 17, 2020

Mayor Scott J. Harl,
Peru City Clerk, and
Aldermen of the City of Peru

RE: Petition of Daniel Kenny
615 Plum Street, Peru, IL

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, September 16, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Daniel Kenny (hereinafter "Petitioner") concerning real estate located at 615 Plum Street, Peru, IL, legally described as follows:

THE SOUTH 52 FEET OF BOTH LOTS 3 AND 4 AND THE WHOLE OF LOTS 5 AND 6, ALL IN BLOCK 8 IN THE ORIGINAL TOWN, NOW CITY, OF PERU, IN THE CITY OF PERU, EXCEPTING AND RESERVING THE UNDERLYING COAL AND MINING RIGHTS AS THE SAME HAVE BEEN HERETOFORE SEVERED FROM THE FEE THEREOF, SITUATED IN THE COUNTY OF LASALL AND STATE OF ILLINOIS.

PIN: 17-16-332-005 (hereinafter "Property").

Petitioner desires to offer the Property as a short-term rental through AirBnB and similar websites and requests the following relief, to wit:

- 1.) A special use for Bed and Breakfast Facilities pursuant to Section 10.05(c)(2) of the City's Zoning Ordinance; and
- 2.) For such other relief as may be equitable and just.

The Property is located in an R-4 General Residence District.

Planning/Zoning Commission Members Miller, Atkinson, Lucas, Kalsto, Grabowski, Brady, and Moreno were all present at the hearing. No Members were absent. Due to COVID-19, this meeting was also streamed live on the internet.

Petitioner Daniel Kenny and his attorney Robert Steele were present and duly sworn. Attorney Steele stated that Petitioner would like to operate the Property as an AirBnB as he had done before realizing he needed a special use permit. Attorney Steele provided the P/Z Commission with copies of numerous favorable reviews by renters of the Property, which were received into the record and are attached hereto as "Exhibit A." Attorney Steele added that the Property has ample parking for eight,

Petitioner does not serve breakfast to renters, but instead provides them with menus for local restaurants. Petitioner also provides renters with his phone number if there are any issues and does not occupy the Property when rented. Attorney Steele said approval of the special use would be a benefit to the City and help bring tourism.

Petitioner Daniel Kenny introduced himself stating that he is an investor, local to the community, and previously worked as a firefighter and EMT in Spring Valley and Peru. He owns Chicago Productions in Peru which makes public awareness videos. He owns nearly 15 properties, many of which he rehabbed from a dilapidated condition. When he acquired the subject Property in foreclosure, it was dilapidated, abandoned and an eyesore. He has since improved the Property to something that is functional, brings in revenue, and draws tourism from all over the world to the City. Most renters are very affluent, educated people that come in with disposable income.

Mr. Kenny testified that the Property has significant history. The Property was built in 1847 by Churchill Koffing, a banker from Connecticut that started the first bank in Peru. Many of the ceilings and hand inlaid floors are original. The Property capitalizes on the recent marketing push and rebranding of the area as “Starved Rock Country,” drawing Starved Rock visitors and tourism to Peru. The Property has 21 reviews on AirBnB, of which 18 are five stars, 2 are four stars, and 1 three stars for a combined 4.7/5 rating. On VRBO, the Property has 28 reviews, of which 27 are five stars and 1 is four stars. Mr. Kenny said the renters are not only raving about the Property, but also the City. The Property also creates jobs by utilizing cleaning, home repair and lawn maintenance services.

In response to Chairman Miller, Petitioner testified that the Property is a six-bedroom, three-bathroom home. Petitioner lives in the master suite which is locked off from the rest of the Property. There are no other occupants. Petitioner does leave the Property when it is rented.

In response to questioning from Chairman Miller, Mr. Kenny testified that he does not remember receiving the letter dated September 28, 2018, from City Engineer Eric Carls notifying him that the Property has been operating as a bed and breakfast facility without a special use permit in violation of the City Zoning Ordinance. Attorney Steele added that Mr. Kenny mistakenly believed the Property’s use did not qualify as a bed and breakfast establishment since he was not offering breakfast. He has since been notified that he cannot operate without a special use permit and would like to come into compliance.

Chairman Miller inquired what Petitioner believed the Property’s use was if it wasn’t a bed and breakfast establishment. Petitioner responded stating he is in the business of renting homes throughout the Illinois Valley. Most of his leases are for 12 months, but some landlords lease on a month to month basis and no special use permit is required. He rents the subject Property for shorter time-periods, mostly weekends. Because he did not serve breakfast, he assumed he didn’t need a special use permit.

In response to questioning from Member Lucas, Petitioner testified that he has been advertising the Property as a bed and breakfast online for the past 2+ years. There is a two night minimum stay, but no maximum. In response to further questioning from Chairman Miller, Mr. Kenny clarified that the Property is listed on a website called AirBnB, but he does not advertise it as a bed and breakfast. It is an executive rental. He added that “bed and breakfast” has become a generic term.

In response to questioning from Member Brady, Petitioner stated that the Property is set up such that you walk through the back door into the kitchen space and game room. There is also a dining

room and two bedrooms on the first floor. Upstairs there is a gym, theater, laundry, three bedrooms and a bathroom. There is also a master bedroom and bathroom upstairs that is locked off. The Property is not set up to accommodate two separate groups of renters.

In response to further questioning from Member Brady, Petitioner stated the Property accommodates sixteen guests. Two guests can sleep in each bedroom. There is a couch in each room downstairs and a futon upstairs. Additionally, two blow up mattresses are made available to guests.

In response to questioning from Member Grabowski, Petitioner testified that he has lived at the Property for nine years but hasn't really had any discussions with neighbors concerning potential issues.

City Attorney Scott Schweickert noted the City Zoning Ordinance defines "bed and breakfast establishment" as "An operator-occupied residence providing to the public overnight guest room accommodations and breakfast for a charge. Bed and breakfast establishments shall not be hotels or motels." In response to questioning from Attorney Schweickert, Petitioner testified that he had reviewed the definition over two years ago and assumed no special use permit was required because he did not serve breakfast.

Attorney Schweickert further noted the Property is located in a R-4 General Residence District and read the ten allowed uses for that district as provided for by Section 10.05 of the Zoning Ordinance. While allowed uses do not require City approval, none of the ten allowed uses pertain to motels, hotels, bed and breakfasts, or short term rentals. The most relevant of the allowed uses are for various types of "dwellings." "Dwelling" is defined in the Zoning Ordinance as "A building, or portion thereof, designed or used exclusively for residential occupancy, including one-family dwellings, two-family dwellings and multiple-family dwellings; *but not including hotels, motels, board or rooming houses, tourist homes, and trailers.*" Mr. Kenny responded that he is not an attorney and may not have read or understood that definition properly, and only the definition of bed and breakfasts stood out to him.

Attorney Schweickert further noted that there are numerous sections of the Zoning Ordinance providing that uses not expressly permitted are prohibited, including:

1.02. Compliance.

- (a) *It shall be unlawful to occupy or use any premises, building or structure in the City unless it is in full compliance with the provisions of this Ordinance, or for any purpose other than those purposes or uses described in this Ordinance as allowed or special uses in the district within which such buildings, premises or structures may be located.*
- (b) *It shall be unlawful to occupy or use any premises, building or structure in the City without compliance with all provisions of this Ordinance relative to setbacks, parking lots, or any other restrictions or requirements applicable to the district in which such building or premises or structures are located.*
- (c) *Therefore, those uses not expressly permitted are prohibited.*

3.01. General rules.

- ...
- (b) *Anything not expressly permitted within the conditions of this Ordinance shall be prohibited.*

4.08. Prohibited uses of land or buildings.

(a) *No building or tract of land shall be devoted to any use other than one which is specified as an allowed or special use in Articles X, XI, XII, XIII and XIV in the zoning district in which such building or land is located.*

...

(c) *Therefore, those uses not expressly permitted are prohibited.*

4.09. Control over use.

No building or premises shall be used or occupied and no building or part thereof or structure shall be erected, raised, moved, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the district in which it is located.

Each violation of the Zoning Ordinance is subject to a fine of not less than \$100.00 nor more than \$500.00 as provided in Section 16.05.

Attorney Schweickert noted the City had received written public comments in advance of the hearing. An email from Lynda Kasik, a copy of which is attached hereto as "Exhibit B", voicing concerns over parking was read into the record. Correspondence from Janice & Roger Clark, attached hereto as "Exhibit C", asserting noise complaints was also read into the record.

Attorney Schweickert then read a letter from City Engineer Eric Carls into the record, a copy of which is attached hereto as "Exhibit C". The letter reviewed the City's history with the Petitioner and Property, noting that Petitioner received a notice of violation letter dated September 28, 2018, from Engineer Carls. From 2018 to present, the City has responded to a number of complaints from residents regarding parking, noise and use of the Property as a short-term rental property. Engineer Carls notes that short term rentals are not identified as either an allowed use or special use within a R-4 zoning district, and the most similar use is a special use for a "bed and breakfast." Carls advised the Planning/Zoning Commission to recommend changes to the Zoning Ordinance to establish requirements specific to short-term rentals. If the Planning/Zoning Commission recommends that the City Council approve the special use permit, Engineer Carls recommended that such permit be conditional and subject to the new short-term rental requirements.

Chairman Miller commented that he drove by the Property several times and could not find the notice of Planning/Zoning Commission hearing sign. Chairman Miller then called for public comment.

After first being duly sworn, Shawn Schwingle testified that he owns a three-unit apartment directly west of the Property. Mr. Schwingle said that he has received many phone calls from his tenants complaining about noise coming from the Property at night on weekends and has advised them to contact the police. He noted that the online reviews indicate that Petitioner has been renting the Property since 2017. While not all renters are at the Property to party, some reviews do reference bachelorette parties. In response to questioning from Mr. Schwingle, Petitioner stated that he rented the Property mostly on weekends before the COVID-19 pandemic, but recently he has had some bookings during the week. Mr. Schwingle stated that his tenants are employed and work long hours, but that Petitioner's renters are there to relax and have fun, noting the Property features an outdoor firepit and swimming pool. Mr. Schwingle said his tenants do not have the option that Mr. Kenny has to leave when the Property is rented in order to get a good night's sleep.

After first being duly sworn, Roger Clark testified that he was surprised Petitioner did not know about the noise issues at the Property and requested Petitioner's phone number. Mr. Clark asked why

the City hasn't done anything to address these issues. Attorney Schweickert noted that Mr. Kenny was provided with a Notice of Violation letter and subsequently fined. The City has an additional six violations against Mr. Kenny pending in the LaSalle County Circuit Court.

After first being duly sworn, Connie Schwingle asked what effect the granting of the special use would have on other neighborhoods. Attorney Schweickert responded that a special use for bed and breakfast establishments is currently available for R-4 Zoning Districts under the Zoning Ordinance as currently written. If approved, it would only apply to this specific Property. Further, Engineer Carls has recommended that such permit, if approved, should be conditional and subject to additional regulations for short-term rentals to be determined and approved by ordinance. In response to further questioning from Mrs. Schwingle, Attorney Schweickert stated this Property is the only AirBnB he is aware of operating within the City.

After first being duly sworn, Richard Kyle testified he lives a block away but still experiences problems with noise at the Property. He noted the Property has six bedrooms for up to 16 guests and Petitioner is charging nearly \$700/night. He stated his concerns with collection of pillow tax and liability insurance. He also voiced concerns regarding fire safety and the ability for emergency vehicles to access the Property.

After first being duly sworn, Janice Clark also voiced concerns with the ability of fire trucks to access the Property in the event of fire.

After first being duly sworn, Melissa Nieto testified that she rents from the Schwingles and has lived across the street from the Property for the last eight years. Ms. Nieto testified that they had issues with people parking at the Property even before it was rented as an AirBnB. About a month after they moved in, a lady almost hit her friend backing out of the Property driveway. She noted public health concerns with renting the Property to large groups in the middle of a pandemic. She also voiced property maintenance concerns, noting the yield sign on Plum street is obscured by vegetation creating a traffic safety issue.

There were no other objectors at the hearing or online.

Petitioner stated that he is approachable and willing to listen to issues the neighbors are having. He added that he was unaware of these issues prior to this hearing. Mr. Kenny testified that he did not care about the special use permit and that it was not a big deal to him. What he does care about is the community. He apologized for the situation and noise. He stated that he did not need the permit and could instead sell the house or make it a long-term rental. He then stated he would like to withdraw his Petition because he did not want to create conflict with the community. He added that he did not have a solution to the noise issue. Attorney Steele then advised Mr. Kenny that he may want to wait to see what regulations the City may impose on short-term rentals before withdrawing his Petition. Mr. Kenny then asked for 30 days to wrap things up with upcoming reservations and cancel any reservations after that date.

Attorney Schweickert noted that while Petitioner has six violations pending in the court, the City has agreed to stay enforcement of additional violations while Mr. Kenny's petition proceeds through the Planning/Zoning process and until a decision is made by the City Council. In response to questioning from Attorney Schweickert, Mr. Kenny stated that the Property is rented for two or three upcoming weekends. Roger Clark and Shawn Schwingle both objected to Mr. Kenny's request for 30

days and demanded he immediately cancel the reservations. Chairman Miller stated the request was beyond the scope of the Planning/Zoning Commission.

In response to questioning from Attorney Schweickert, Petitioner said he would take the advice of his attorney and move forward with the Petition to see if he could meet regulations imposed by a future City ordinance.

Member Grabowski stated that 16 people was far too many and the Property was a “party and bed” not a “bed and breakfast.” Member Grabowski then made a motion to recommend that the City Council deny the Petition for special use. Member Brady seconded the motion. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission



Starved Rock Country Estate

[View calendar](#)

[Preview listing](#)

[Listing details](#)

[Booking settings](#)

[Pricing](#)

[Availability](#)

[Local taxes and laws](#)

[Co-hosts](#)

[Cleaning](#)

Photos

[Edit](#)



[45 photos](#)

Rooms and spaces

[Edit](#)

Bedrooms: 5

Bed: 6

Bathrooms: 2

Additional areas: 9

All areas are just for guests

Amenities

[Edit](#)

Essentials

Kitchen

Air conditioning

Heating

Hair dryer

Hangers



- Iron
- Washer
- Dryer
- Hot water
- TV
- Cable TV
- Indoor fireplace
- Private entrance
- Shampoo
- Bed linens
- Extra pillows and blankets
- Wifi
- Laptop-friendly workspace
- Microwave
- Coffee maker
- Refrigerator
- Dishes and silverware
- Cooking basics
- Stove
- Oven
- Free parking on premises
- Gym
- Pool
- Garden or backyard
- Long term stays allowed
- High chair
- Fire extinguisher
- Carbon monoxide alarm
- Smoke alarm
- First aid kit

[Hide](#)

Accessibility

[Edit](#)

Title & description

Add language

Listing title

[Edit](#)

Starved Rock Country Estate

Description

Starved Rock Country Estate is a Pre-Civil War historical estate located in Starved Rock area, known as Starved Rock Country. This beautiful 4700sf Greek Revival style 160 year old home was built in 1857. The two-story home boasts 5 guest bedrooms and 2 guest bathrooms and is nestled on nearly one acre overlooking the Illinois Valley waterfront district. The Estate is on a hill overlooking the Illinois River and only 7.5 miles to Utica IL, home of Starved Rock State Park.

[Edit](#)

[Hide](#)

The space

The home is also located just blocks from downtown Peru and just over a mile to downtown LaSalle with restaurants and bars for entertainment as well as shopping, Stage 212 theater, sidewalk cafes, nightclubs, boutiques and the Canal Corridor. Inside, 10' ornate horse hair and plaster molded original ceilings will greet you. The tall doorways and original hardwood floors welcome family and friends and each hold a story to share. The modern kitchen has granite counter-tops and back-splashes, slate floors and stainless appliances and leads into a formal Dining Room and game-room. The bright kitchen is of generous proportion, with large windows and a French door leading to the spacious back patio. 6 foot windows fill walls of the home downstairs. The Theater's wood-burning fireplace and its ornamental stone hearth elegantly warm occasional cool evenings. The staircase wraps through a wide opening into the upstairs and gym area. The 5 bedrooms are spacious and bright, classically detailed with chair rails and crown moldings. Two bedrooms have full beds and couches, one has a full bed and a futon, another has a queen sleep number bed and the last has a king size therapeutic craftmatic massage bed. Four of the bedrooms have decorative fireplaces, three of the fireplaces are original to the home. The Theater Room has 8 recliners, large screen theater, BluRay/DVD player with streaming access for Netflix and all of the bedrooms have flat screen TV's and streaming access. The house also offers high speed internet Wifi. Amenities include a custom enclosed private, in ground outdoor swimming pool with a new liner that is surrounded by an elegant fenced wood and iron lighted gazebo with a nearby fire pit off the patio area that has ample space, table, chairs and a grill. The game room with pool table and ping pong; a gym with a bowflex workout station, a heavy bag and speed bag, a nordic track elliptical machine and a nordic track treadmill as well as a weight bench and free weights; movie theater with a 8' projection HD screen and full theater surround sound; central air and heat for each level; fully equipped kitchen with coffee maker, microwave, dishwasher and bakeware/cookware and utensils; bed linens/bath towels; washer/dryer; hair dryer; iron/board; private backyard and front yard.

[Edit](#)

Come be our guest, the majestic Illinois Valley getaway is waiting for you.

[Hide](#)

Guest access

Not specified

[Edit](#)

Guest interaction

[Edit](#)

We are accessible via phone or text and do our best to accommodate guest requests and needs.

Neighborhood overview

[Edit](#)

We have a book outlining attractions and things to do in the area as well as dining and shopping. Peru is a wonderful town along with all of the local communities. We have a lot to offer and a small town feel. Everyone still waves and says hi here. Welcome to the Midwest and Starved Rock Country area!!

Getting around

[Edit](#)

Not specified

Other things to note

[Edit](#)

Not specified

Custom link

[Edit](#)

Not specified

Property and guests

Property type

[Edit](#)

Villa
Entire home/apt

Number of guests

 16 

Dedicated for guests

[Edit](#)

Yes, it's primarily set up for guests

All photos

Drag and drop your photos to change the order.

Upload photos



Large Water Fountain near Grill [Edit](#)



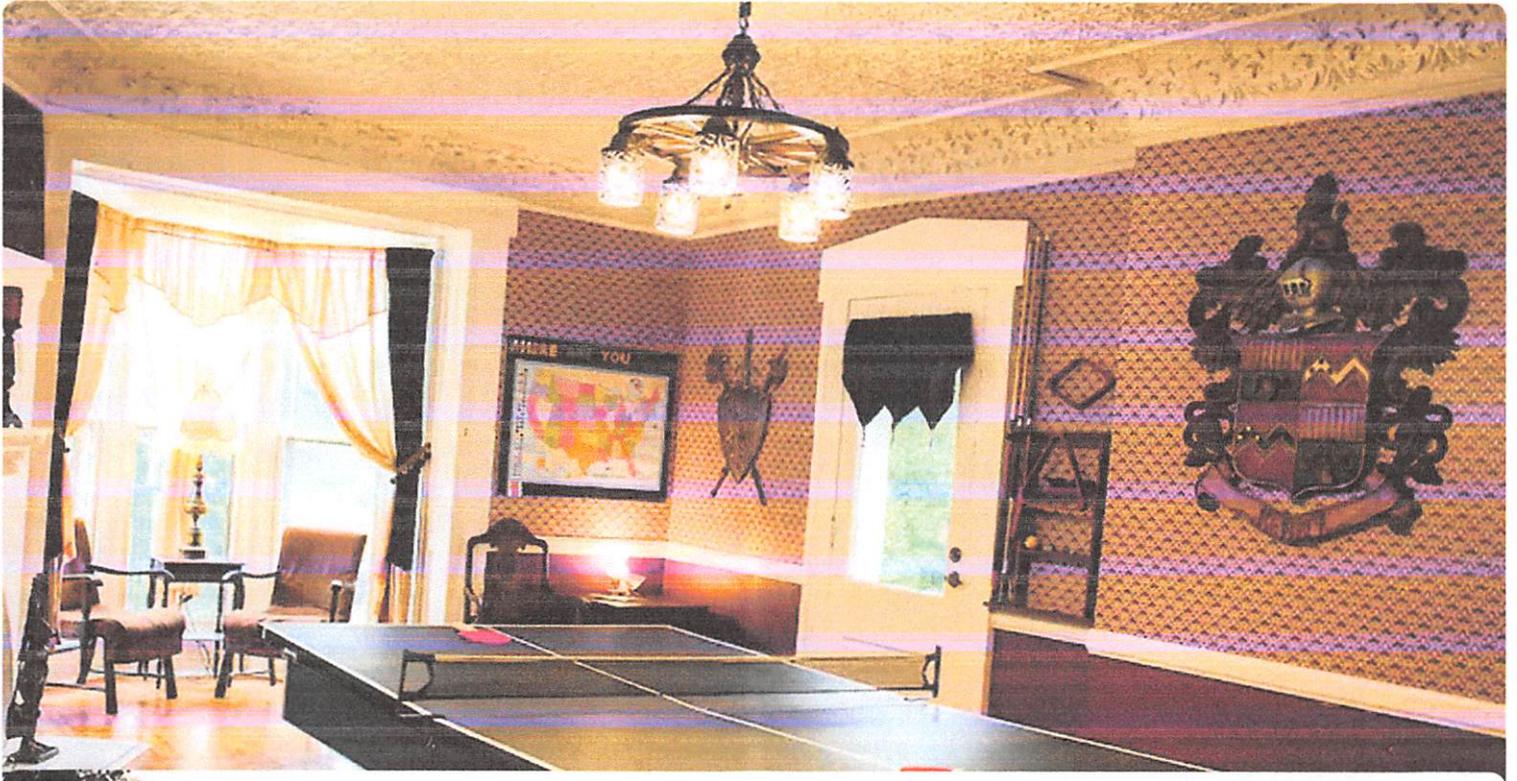
Gated Entry to custom flagstone set inground pool and yard area [Edit](#)



Foyer [Edit](#)



Front of Home [Edit](#)





Kitchen Fridge [Edit](#)





Downstairs Bedroom 1, has TV and Sofa [Edit](#)



Downstairs Bedroom 2 also has TV and sofa [Edit](#)





Theater Decor [Edit](#)

David

Oct 6 - Oct 8, 2017 · Starved Rock Country Estate



Overall rating

Awesome place, hosted a reunion here and there was plenty of space for 12-14 people. The theater room was AWESOME!

[Read review](#)

Compliments · Outstanding hospitality, Thoughtful touches, Quick responses, Stylish space, Local ...

Mik

Sep 22 - Sep 24, 2017 · Starved Rock Country Estate



Overall rating

I can't say enough wonderful things about this home AND the hosts. Not only is the house beautiful, but it is very well kept, stocked with anything that you could need, and the large yard and pool are ...

[Read review](#)



Handwritten breakdown of review counts:

- 1-3 star
- 2-4 star
- 18-5 star

Compliments

Over the last year, your guests loved the extra care you put in

[See All >](#)





Performance

Opportunities **Reviews** Earnings Views Superhost

All **5★** 4★ 3★ 2★ 1★

Brett

Mar 2 - Mar 4, 2018 · Starved Rock Country Estate



Overall rating

Very well designed for large gatherings. Thoughtful notes on local attractions and home history. Clear directions throughout the house. Great spot - particularly the theater. Clear Dan has his heart...

[Read review](#)

Feedback · Thoughtful touches, Amazing amenities, Stylish space, Local tips

S. Betty

Oct 12 - Oct 15, 2017 · Starved Rock Country Estate



Overall rating

Dan responded very promptly to all our questions before and during our stay at their histrionic house. We have a three generation family and friends get together. There were 14 of us. The dining...

[Read review](#)

Compliments · Sparkling clean, Thoughtful touches, Quick responses, Local tips



Performance

Opportunities **Reviews** Earnings Views Superhost

All **5★** 4★ 3★ 2★ 1★

Gabriela

May 17 - May 19, 2019 · Starved Rock Country Estate



Overall rating

I absolutely enjoyed my stay at this gorgeous, peaceful home. It was the perfect blend of classic and modern, everything was accessible and made our stay pleasant and comfortable. I also loved the...

[Read review](#)

Compliments · Sparkling clean, Outstanding hospitality, Thoughtful touches, Quick responses, Am...

Jason

Aug 31 - Sep 3, 2018 · Starved Rock Country Estate



Overall rating

Dan is very fast to respond and jump into action with anything needing to be fixed to ensure your stay is perfect!

[Read review](#)

Compliments · Sparkling clean, Quick responses, Amazing amenities

Brenda

Jul 6 - Jul 8, 2018 · Starved Rock Country Estate



Overall rating

This was the perfect place for my girls weekend. There was a bottle of wine waiting for us when we showed up, which was a nice personal touch, along with a list of local attractions. The pool is great...

[Read review](#)

Compliments · Outstanding hospitality, Thoughtful touches, Quick responses, Amazing amenities

James

May 25 - May 28, 2018 · Starved Rock Country Estate



Overall rating

Perfect jumping off point and evening retreat when visiting the local state parks. Kids loved the game room and pool. Adults loved the rest. Great, light hearted vibe to the property.

[Read review](#)

Compliments · Quick responses



4.7 ★

Overall rating

21

Total reviews

Compliments

Over the last year, your guests loved the extra care you put in

[See All >](#)



Performance

Opportunities **Reviews** Earnings Views Superhost

All **5★** 4★ 3★ 2★ 1★

Robert

Jun 26 - Jun 28, 2020 · Starved Rock Country Estate



Overall rating

An awesome place to enjoy time with a big group! The amenities were enjoyable, the space was large enough to comfortably fit everyone, and the host was very thoughtful and responsive. The...

[Read review](#)

Compliments · Outstanding hospitality, Thoughtful touches, Quick responses, Amazing amenities

Linda

Jun 11 - Jun 14, 2020 · Starved Rock Country Estate



Overall rating

It was the perfect place for our group to relax and catch up. We were meeting a few friends to celebrate my husband's birthday. I especially appreciated the host's Birthday wishes and treats for...

[Read review](#)

Compliments · Outstanding hospitality

Samantha

Aug 22 - Aug 25, 2019 · Starved Rock Country Estate



Overall rating

This is such a beautiful property! We loved the historical feel of the house and the patio and pool were perfect for lounging around. They had notes in each room that were really helpful during our...

[Read review](#)

Compliments · Sparkling clean, Thoughtful touches, Quick responses, Amazing amenities, Local tips

Peter

Aug 9 - Aug 11, 2019 · Starved Rock Country Estate



Overall rating

We had a great time spending a weekend at this home - we were four families with kids ages ranging from 3-9. They loved hanging out at the pool, in the movie room and in the game room. The kitchen...

[Read review](#)

Compliments · Outstanding hospitality, Thoughtful touches, Amazing amenities



4.7 ★

Overall rating

21

Total reviews

Compliments

Over the last year, your guests loved the extra care you put in

[See All >](#)



Performance

Opportunities **Reviews** Earnings Views Superhost

All **5★** 4★ 3★ 2★ 1★

Tracy

Sep 4 - Sep 7, 2020 · Starved Rock Country Estate



Overall rating

What you see is what you get! Very cool old mansion with an updated kitchen. We really enjoyed the pool, outdoor patio, pool table and movie room.

[Read review](#)

Dana

Jul 24 - Jul 26, 2020 · Starved Rock Country Estate



Overall rating

The house was beautiful, the pool was amazing! We had a wonderful bachelorette party!

[Read review](#)

[Compliments](#) · Outstanding hospitality, Amazing amenities, Local tips

Heather

Jul 21 - Jul 23, 2020 · Starved Rock Country Estate



Overall rating

Well -look no further! If you have a big extended family then this is the place to be. We hiked at Starved Rock then watched the little ones play in the pool while the older ones watched movies or...

[Read review](#)

Compliments · Sparkling clean, Thoughtful touches, Local tips

Angela

Jul 13 - Jul 17, 2020 · Starved Rock Country Estate



Overall rating

Our music & dance academy had a staff retreat at this beautiful/historical home. We had such a great time and were able to spread out nicely for our meetings. Daniel is such a great host. He was ...

[Read review](#)

Compliments · Sparkling clean, Outstanding hospitality, Thoughtful touches, Quick responses, Am...



4.7 ★

Overall rating

21

Total reviews

Compliments

Over the last year, your guests loved the extra care you put in

[See All >](#)



Performance

Opportunities **Reviews** Earnings Views Superhost

All **5★** 4★ 3★ 2★ 1★

Mohammed Ali

Jul 21 - Jul 23, 2017 · Starved Rock Country Estate



Overall rating

The Starved Rock Estate was an excellent choice for a weekend getaway for our extended family. The home was very comfortable. The hosts went above & beyond to ensure that our weekend was...

[Read review](#)



4.7 ★

Overall rating

21

Total reviews

Compliments

Over the last year, your guests loved the extra care you put in

[See All >](#)



28
Reviews - 5 star
and 1 - 4 star



- Dashboard
- Inbox
- Calendars
- MarketMaker™
- Reservation manager
- Property
- Local laws
- Base

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| Traveler | Dates stayed | Property | Review status |
|-----------------------|-------------------------|--|--|
| Mary Beard | 12/26/2018 - 12/29/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Aun Garcia | 11/09/2018 - 11/11/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | ★★★★★ I was very impressed with the place. Very spacious, perfect |
| Jingyi Hu | 10/12/2018 - 10/14/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Rebecca Holmes | 09/28/2018 - 09/30/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Cathy Crawford | 08/16/2018 - 08/19/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Faule Fyfe | 08/10/2018 - 08/12/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Kristin Trapp | 08/03/2018 - 08/05/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | ★★★★★ Fabulous Historic Home |
| Gail Cuzzone | 07/27/2018 - 07/30/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | ★★★★★ Great property for our large family on a weekend outing. |
| Carmen Dvorak | 07/13/2018 - 07/15/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | Not yet reviewed |
| Sonia Tovar | 06/29/2018 - 07/01/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | ★★★★★ Friendship 2018 a Success! |
| Sharon & Jim McNamara | 06/20/2018 - 06/24/2018 | Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287 | ★★★★★ This home is made for the perfect family reunion. |



Dashboard

Inbox

Reviews

Calendars

MarketMaker™

Reservation manager

Property

Local laws

Terms and Conditions

Privacy Policy

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All stays 45 real stays

Need response 9

Need rating 1

Respond to reviews

Rate your travelers

Filter By

Search Property ID

Traveler

Dates stayed

Property

Review status

Kathy Super 08/20/2020 - 08/23/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Plenty of space for a large group of people

ALYCE MILLER 08/14/2020 - 08/16/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Great place to reunite with friends poolside

Alison Vaughn 08/10/2020 - 08/12/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

Not yet reviewed

Katie Gollmer 07/30/2020 - 08/02/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

Not yet reviewed

CATHERINE LIESCH 07/10/2020 - 07/12/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Wonderful weekend away

CHRISTINE KOKKIES 07/02/2020 - 07/05/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Great noise for a weekend getaway!

Bindu Heck 06/29/2020 - 07/01/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Wonderful getaway!

Dinah Simpson 06/15/2020 - 06/18/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Great getaway

Wendy Li 06/05/2020 - 06/07/2020

Historical Greek Revival style Pre-Civil War 160 year old Estate 4632287

★★★★★ Amazing weekend for group of 9



Dashboard

Inbox

Calendars

MarketMaker™

Reservation manager

Property

Local laws

Terms and Conditions

Privacy Policy

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| Traveler | Dates stayed | Property | Review status |
|----------------------|-------------------------|--|---|
| Jesus Parra | 05/23/2020 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ This house is just amazing! Beautif. |
| Bill Montebano | 10/18/2019 - 10/20/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ Historic Peru Home |
| ANDREA BAMBINO | 10/10/2019 - 10/14/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ Beautiful house! |
| Kim Westman | 08/30/2019 - 09/02/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | Not yet reviewed |
| Joe Baumgartner | 08/16/2019 - 08/18/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | Not yet reviewed |
| Aileen Azyu-Farocqui | 07/26/2019 - 07/28/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ Wonderful weekend getaway! |
| Renee Bagdon | 07/19/2019 - 07/22/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | Not yet reviewed |
| Oliver Hernandez | 07/05/2019 - 07/07/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ Great historic home |
| Lucy Bischoff | 06/27/2019 - 06/30/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | ★★★★★ Cry Getaway |
| Jane Skrodennis | 06/14/2019 - 06/17/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | Not yet reviewed |
| Anonymous | 05/31/2019 - 06/02/2019 | Historical Greek Revival style Pre-Civil War 160 year Old Estate | Not yet reviewed |



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Inbox

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Traveler

Dates stayed

Property

Review status

Amy Smith

06/15/2018 - 06/17/2018

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Large beautiful home

Diana Faust

05/31/2018 - 06/03/2018

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Clean, well equipped, modern and historic!

Kimberly Rieder

02/16/2019 - 02/18/2019

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Fantastic Place!

Ime Udenu

12/30/2017 - 01/02/2018

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
absolutely stunning home!!

Laurie Goodyn

11/24/2017 - 11/26/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

Not yet reviewed

Ronni Jetuda

10/20/2017 - 10/22/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Great place for a family gathering. There is so much history!!

Conrad Lon

09/15/2017 - 09/17/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

Not yet reviewed

Kishin Hall

09/02/2017 - 09/04/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Beautiful old home that is very well equipped

Audra Lehning

08/25/2017 - 08/27/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

Not yet reviewed

Ben Cormier

08/11/2017 - 08/13/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Beautiful home, extremely thoughtful and hospitable hosts. It

Prudence Jazdzewski

08/06/2017 - 08/09/2017

Historical Greek Revival Style Pre-Civil War 160 year old Estate
4632287

★★★★★
Family fun

VACATION RENTALS BENEFIT COMMUNITIES

Vacation rentals are contributing to their communities in many ways, from supporting the local economy, to providing extra income for residents, to exp ways Vrbo and our vacation rental partners are helping communities grow and thrive.

DRIVING ECONOMIC & TAX BENEFITS



Vacation rentals provide millions in tax revenue to cities and states each year, through sales, tourist, hotel and occupancy taxes. In some cities, Vrbo also collects a fee which goes towards the cities' affordable housing funds.

HELPING HOMEOWNERS EA



Vacation rentals provide new opportunit critical for those who work part time, an children's education, or saving for retire

INCREASING FOOT TRAFFIC FOR SMALL BUSINESSES



Vacation rentals owners take pride in being able to refer their guests to nearby shops and restaurants. Many owners create welcome books with a list of their favorite local stops. Local businesses rely on this foot traffic for a steady stream of new

SPREADING THE BENEFITS C



Vacation rentals often fall outside of con restaurants they otherwise may not have



2. hotel and occupancy tax.



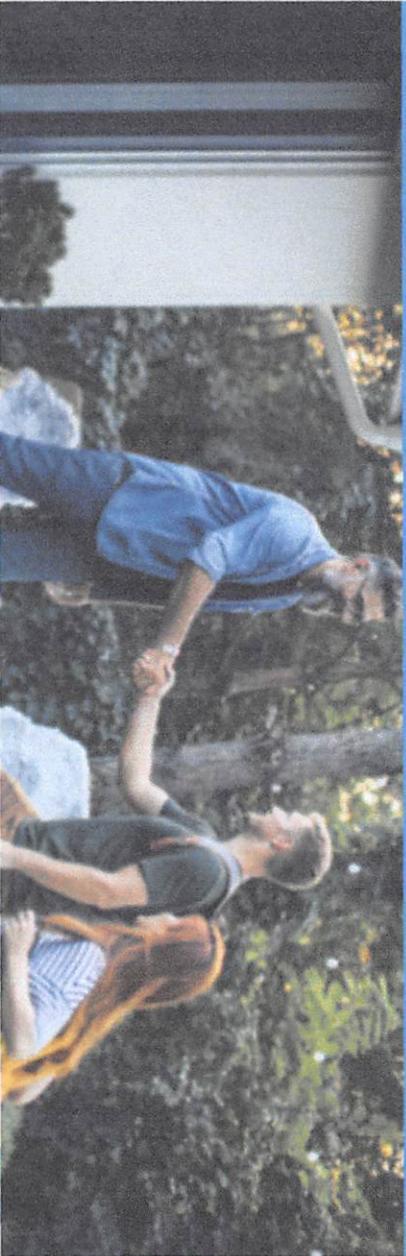
nts. Many owners create a steady stream of new

HELPING HOMEOWNERS EARN EXTRA INCOME



Vacation rentals provide new opportunities for people to support themselves and their families with extra income. This is critical for those who work part time, are on fixed incomes, or need help paying for their rent or mortgage, affording their children's education, or saving for retirement.

SPREADING THE BENEFITS OF TOURISM



Vacation rentals often fall outside of concentrated tourist areas, which helps travelers discover new local shops and restaurants they otherwise may not have found. This benefits underserved neighborhoods the most.

CREATING AND S



Vacation rental homeowners rely on a steady stream

IMPROVING NEIG



Vacation rentals can help landlords also can raise property value attractive to renters. This new tenants take over the



an extra income. This is a mortgage, affording their



local shops and

t.

CREATING AND SUPPORTING GOOD JOBS



Vacation rental homeowners hire cleaning services, landscapers, contractors, and others to help maintain their homes. These jobs rely on a steady stream of business, which vacation rentals provide.

IMPROVING NEIGHBORHOODS & PROPERTY VALUE



Vacation rentals can help bring life back to neighborhoods where homes and yards have been neglected or abandoned. They also can raise property values because owners make constant improvements and upgrades to their homes so they're more attractive to renters. This doesn't always happen with long-term rentals, when owners may only fix up the property before new tenants take over the lease.

SHARE



Hello, [REDACTED]

Thank you for booking our home, we hope that you enjoy it as much as we do.

Address: 615 Plum Street, Peru, IL 61354. Entry code: [REDACTED]

We provide guide sheets on how to use everything and a book with history and fun facts, area activities and dining info.

You are welcome to use anything that is in the house. The kitchen is fully equipped to cook and the BBQ utensils are also in the kitchen drawer. There are basic condiments, coffee, filters, creamers, sugar and whatever else, all available for your use. You will just need charcoal for your grilling and whatever groceries that you plan to buy. We do also provide soap, shampoo, toilet paper, all linens. The pool is open and ready for your use. We are in the process of landscaping a bit and have been set back by the pandemic, please be sure that nobody goes around the water fountain. The pool table is ready to go under the ping pong table which can easily be taken off of the pool table in the game room. The wifi code is listed in the kitchen.

Please leave the home in the condition that you check in. We do clean the home and floors as well as all linens including comforters prior to each guest stay so you can expect everything to be fresh. Feel free to call me with any questions. My cell is 815-343-0274 for emergency maintenance.

Lastly, it is a quiet neighborhood and the neighbors will complain if it is loud outdoors, please be mindful of outdoor noise. Checkin is at or after 3pm and is autonomous and checkout is by noon. Enjoy our home!

Sincerely,

Dan Kenny

Eric Carls

From: Lynda Kasik <lkasik21@gmail.com>
Sent: Thursday, September 3, 2020 6:41 AM
To: Eric Carls
Subject: Re:

Sure, Since it sleep more then ten people , that can bring a lot of cars if people drive separate.
Lynda

Sent from my iPhone

On Sep 2, 2020, at 4:42 PM, Eric Carls <ericcarls@peru.il.us> wrote:

Lynda,

This is also a concern my office will be raising to the plan commission and city council. Is it ok I share this same concern from you as well?

Thank You,
Eric

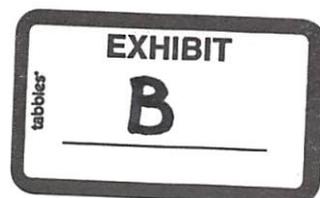
Sent from my iPhone

On Sep 2, 2020, at 4:19 PM, Lynda Kasik <lkasik21@gmail.com> wrote:

Hello

I have a question about the zoning at [615 Plum street](#). I am concerned about the parking, pis there going to be a limit of the amount of cars at that property. My driveway is right across the street and sometimes they have a lot of cars parked there. Let me know, thanks
Lynda

Sent from my iPhone



Regarding the request to grant a special use permit to allow daily rental use of the property at 615 Plum St. Peru, AKA as an Airbnb.

We ask that the Peru Zoning Commission deny this request.

We live at 1310 Bluff St. which is across the alley from the subject property. For two years we have been disturbed by loud outdoor parties. There is loud music, there are loud voices, and yelling, going on until late at night sometimes until the early morning. We have also experienced lingering smoke from bonfires left to smoulder overnight.

This is often every weekend, sometimes more frequently. This should not be going on in a residential neighborhood.

This area is zoned residential and it should stay that way.

Again, we ask that the Commission deny the the special use permit.

Janice Clark
Roger Clark





City of Peru



Eric Carls, P.E.
City Engineer

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-224-6020 • fax: 815-223-9381 www.peru.il.us ericcarls@peru.il.us

September 15th, 2020

City of Peru – Planning & Zoning Commission
Attn: P&Z Board Member
1901 4th St.
Peru, IL 61354

**SUBJECT: 615 Plum Street – Daniel Kenny
P&Z Hearing September 16th, 2020**

Dear Planning & Zoning Board Member,

I have reviewed and am providing the following responses to the requests of M.B.R. Management Corporation, for property located at the southwest corner of the intersection of Mall Road and Shooting Parking Road in Peru, IL.

Petitioner Requests

- 1) A special use for Bed and Breakfast Facilities pursuant to Section 10.05(c)(2) of the City's Zoning Ordinance.
 - *Currently R-4 is the most restrictive residential zoning district in the City of Peru's Zoning Ordinance. Short term rentals are not identified as either an "allowed use" or "special use" within the R-4 zoning district. Therefore, in my opinion the most similar use would be "bed and breakfast", which is provided for under a "special use" in an R-4 zoning district.*
 - *The Zoning Code provides a definition of "bed and breakfast" to be "an operator-occupied residence providing to the public overnight guest room accommodations and breakfast for a charge. Bed and breakfast establishments shall not be hotels or motels." The definition is out dated and I would advise the commission to recommend a change to the definitions to more well define short term rentals.*
 - *Furthermore, I would recommend an ordinance be established governing the specific definitions and requirements of short term rentals.*
 - *If a special use is recommended and granted for the subject property, I would also recommend the special use be granted conditional and be subject to the requirements of a future City of Peru adopted ordinance, or revisions to the Zoning Code, as it relates to short term rentals.*

- 2) For such other relief as may be equitable and just.
 - *I recommend no other relief be granted.*



Other Comments

Section 15.12 Special Uses, of the Zoning Code, provides for the following:

- (a) Purpose: "...In addition to such allowed, compatible uses, however, it is recognized that there are other uses which it may be necessary or desirable to allow in a given district but which on account of their potential influence upon neighboring uses or public facilities need to be carefully regulated with respect to location or operation for the protection of the community."*
- (a)(2) Uses entirely private in character which, on account of their peculiar location need, the nature of the service they offer to the public, and their possible damaging influence on the neighborhood, may have to be established in a district of districts in which they cannot reasonably be allowed as an unrestricted use under the regulations of this Ordinance.*

When considering the recommendation for Special Use, I have also reviewed the specific Zoning Code sections noted above and the history of the property.

On September 28th, 2018, I had written a Zoning Violation letter to Mr. Kenny notifying him the use of the property is in violation of the Zoning Code and would require a special use in order to continue. At that time Mr. Kenny signed for the certified mail and was aware of the Zoning violation. A copy of the violation letter has been enclosed for you review.

From 2018 to present the City of Peru Police Department has been responding to a number of complaints related to the short term rental property being operated by Mr. Kenny. Due to the size of these reports I have ask the Police Department to make available hard copies for review and for submission at the hearing.

The Engineering and Zoning Department has also received a number of calls from residents of the neighborhood regarding complaints related the use of the property, concerns with current and future parking, as well as noise complaints, all of which have been related to the short term rental operated by Mr. Kenny.

If there are any questions or concerns please do not hesitate to contact me.

Sincerely,



**Eric Carls, P.E.
Director of Engineering & Zoning**

**cc: Mayor & Council
City Attorney – Scott Schweickert
Ty Dobrich – Building Inspector**



City of Peru



Eric Carls, P.E.
City Engineer

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-224-6020 • fax: 815-223-9381 www.peru.il.us ericcarls@peru.il.us



September 28th, 2018

Daniel Kenny
615 Plum Street
Peru, IL 61362

**SUBJECT: 615 Plum Street, Peru, IL 61362
Zoning Violation**

Dear Mr. Kenny,

The City of Peru has discovered that the residence located at 615 Plum Street, Peru, IL, has been operating as a bed and breakfast facility. The subject property is in the City's R-4 Zoning District. The R-4 district does allow for bed and breakfast facilities by special use only.

As of the date of this letter a special use has not been granted for a bed and breakfast facility at this address. Operating the residence as a bed and breakfast, without proper zoning approval, is a violation of the City of Peru Zoning Ordinance No. 3817.

If you wish to seek a special use for a bed and breakfast, please contact the Engineering and Zoning Office at (815) 224-6020. The proper documentation must be submitted, and approvals granted prior to the continuance of the use. Failure to do so will result in citations from the City of Peru related to the zoning violations.

Should you have any questions or need additional information, please do not hesitate to call, (815) 224-6020.

Sincerely,

Eric Carls, PE
City of Peru – City Engineer

Enclosures

cc: Mayor & Alderman
Douglas Schwieckert – City Attorney
Tyler Dobrich – Building Inspector