



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 6, 2022
CASE NO: PZ 630-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Chris Gezzer to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 303 W Columbia Terrace (Parcel Identification No. 18-04-181-019), Peoria IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 303 W Columbia Terrace in an existing single family dwelling with four bedrooms. The intended use is to rent the whole house to guests for a period less than 30 consecutive days. Such use is considered a short term rental and requires special use approval.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Whole house short term rental. The dwelling has four bedrooms.	None	Additional dwelling units cannot be added to the single family dwelling. The use and property must comply with the Code of the City of Peoria or codes adopted by reference. This includes, but is not limited to property maintenance, building and fire, public nuisance, noise, and alcoholic beverages.
Building & Life Safety	Up to 6 guests in the short term rental. The dwelling has four bedrooms.	N/A	Condition that the number of guests may not exceed 6 total persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Parking	Parking in the paved driveway. On-street parking would be available to guests using a Randolph Roanoke Parking Permit.	None	On-street parking is limited to two hours, 7 Days a Week from 6 AM to 6 PM except with a parking permit. No parking is permitted on the south side of W Columbia Terrace. The on-street parking spaces located immediately abutting the subject parcel count toward meeting the legal off-street parking standard in a residential district. There is an existing paved driveway. More than one vehicle parked on the driveway would not be independently maneuverable. The side yard 4 foot parking setback standard cannot be provided due to existing conditions.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Neighborhood 3% Cap on the Number of Special Use Short Term Rentals	The property is in the Randolph Roanoke Neighborhood Association.	Waiver to increase the cap on special use short term rentals to 4% or 1 total.	Staff does not object to the waiver as this application would be the first special use Short Term Rental in this neighborhood association. The 3 percent cap equates to 0.75 special use short term rentals. No additional applications could be approved without a waiver to increase the cap.
License	Obtain yearly Short Term Rental License and remit the Room Rental Use or Privilege tax to the City of Peoria.	N/A	Compliance is a condition of maintaining the special use. A special use for a Short Term Rental is only valid for the applicant and does not transfer with the property.

BACKGROUND

Property Characteristics

The subject property is 0.14 acres and is currently developed with a single family dwelling. The property fronts W Columbia Terrace. Prior to application, the property had been operating as a short term rental without a license. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District to the north and west and Class R-6 (Multi-Family Residential) District to the south and east. Surrounding land use is residential, including a mix of single-family and multi-family dwellings. This property is outside the boundaries of the Randolph-Roanoke Local Historic District.

History

Multiple properties along the north side of W Columbia Terrace were rezoned in 1982 from R-2 (Medium Density Residential) to R-1 (Low Density Residential).

Date	Zoning
1931 - 1958	C (Apartment)
1958 - 1963	C (Apartment)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	Condition to install fire extinguishers, smoke alarms, carbon monoxide detectors.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Condition that the number of guests may not exceed 6 total persons.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	NA

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
Conforms to all district regulations	No	Waiver to increase the neighborhood association cap on special use short term rentals to allow one total.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	Reinvest in the existing dwelling.
City Council Strategic Plan Goals	Attractive Neighborhoods with Character; Safe and Livable	Reinvest in the existing dwelling.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

1. Waiver to increase the cap on special use short term rentals in the Randolph Roanoke Neighborhood Association to 4% or one (1) total.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Occupancy of the short term rental shall not exceed six (6) total guests.
6. Additional dwelling units cannot be added to the single family dwelling.
7. 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.
8. 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.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

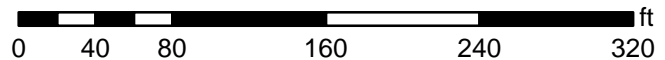
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Applicant’s Description of the Use
4. Site Plan
5. Photos – Existing Conditions

303 W Columbia Ter - 2019 Aerial + Zoning



1 inch = 100 feet



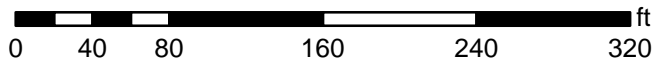
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division



303 W Columbia Ter - 2019 Aerial



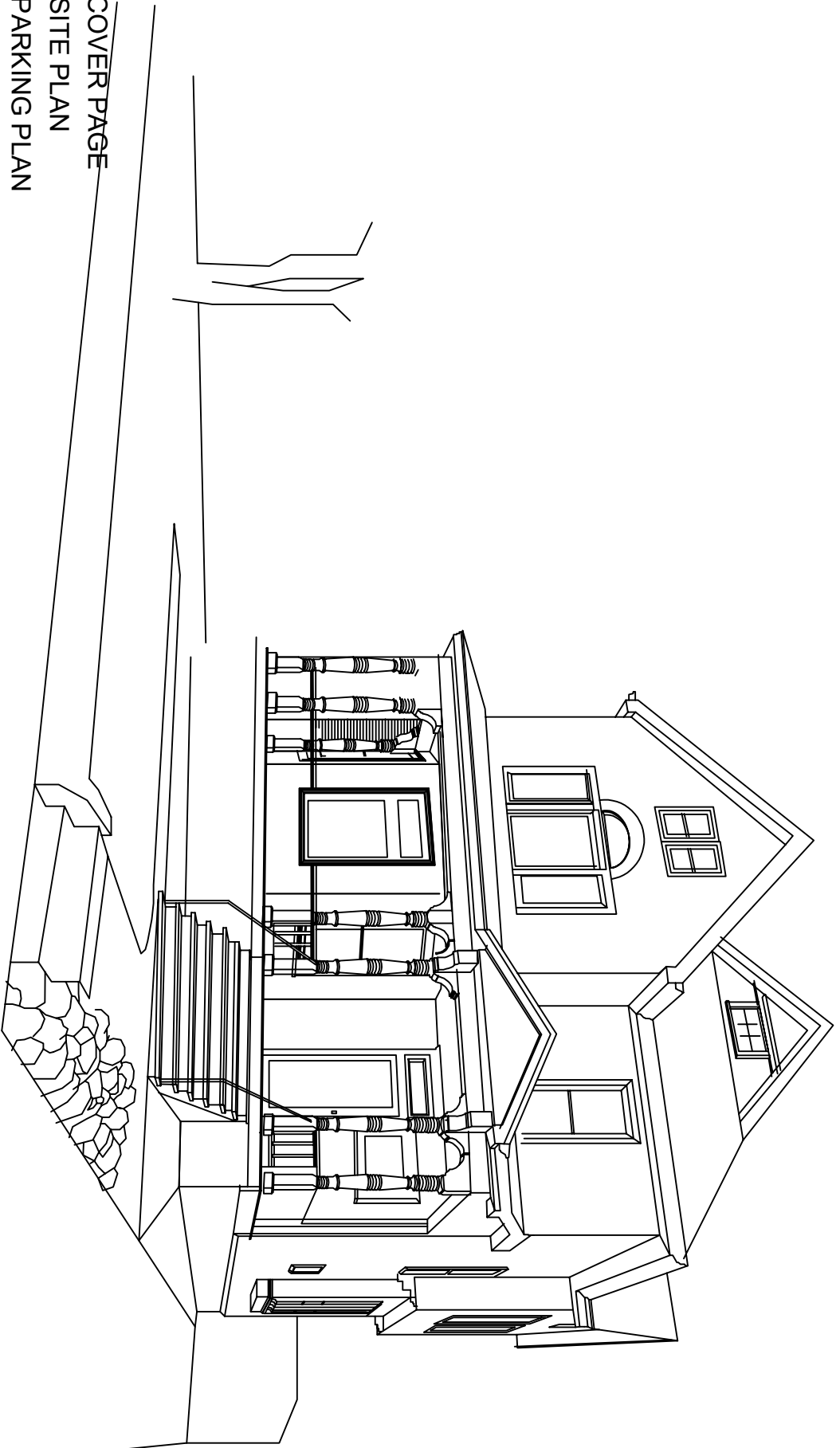
1 inch = 100 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL
 Peoria County, IL, HERE, USGS





- 1. COVER PAGE
- 2. SITE PLAN
- 3. PARKING PLAN
- 4. 1ST FLOOR
- 5. 2ND FLOOR
- 6. 3RD FLOOR
- 7. 1ST FLOOR EGRESS
- 8. 2ND FLOOR EGRESS
- 9. 3RD FLOOR EGRESS
- 10. LEGAL DESCRIPTION
- 11. PHOTOS
- 12. ABOUT ME

TITLE:

COVER PAGE

DATE: 12/3/2021

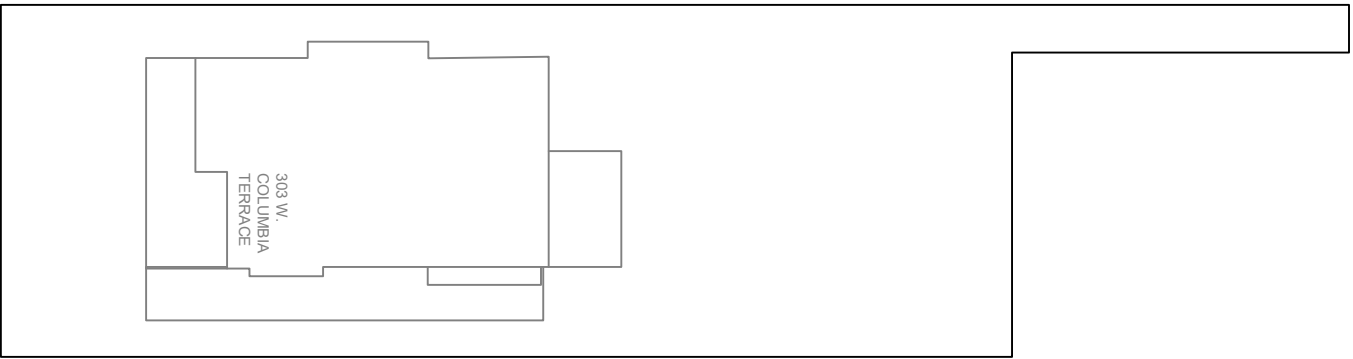
ADDRESS: 303 W. COLUMBIA TERRACE

PEORIA, IL 61606

DRAWN BY: Chris P Gezzer

DRAWING #:

TITLE:	
COVER PAGE	
DATE:	12/3/2021
ADDRESS: 303 W. COLUMBIA TERRACE	
PEORIA, IL 61606	
DRAWN BY: Chris P Gezzer	
DRAWING #:	



TITLE:

SITE PLAN

ADDRESS:

DATE:

12/3/2021

ADDRESS:

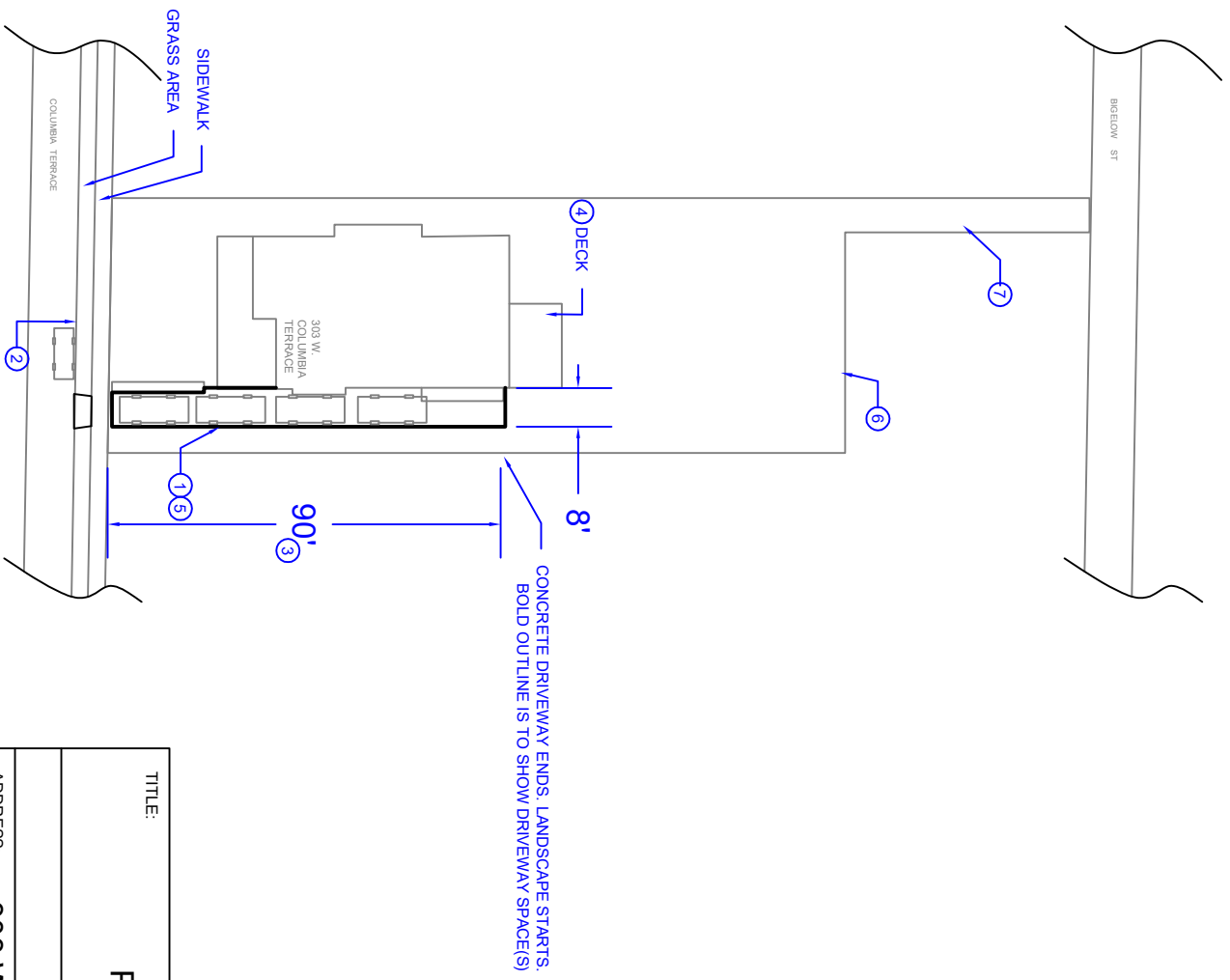
303 W. COLUMBIA TERRACE

DRAWN BY:

Chris P Gezzer

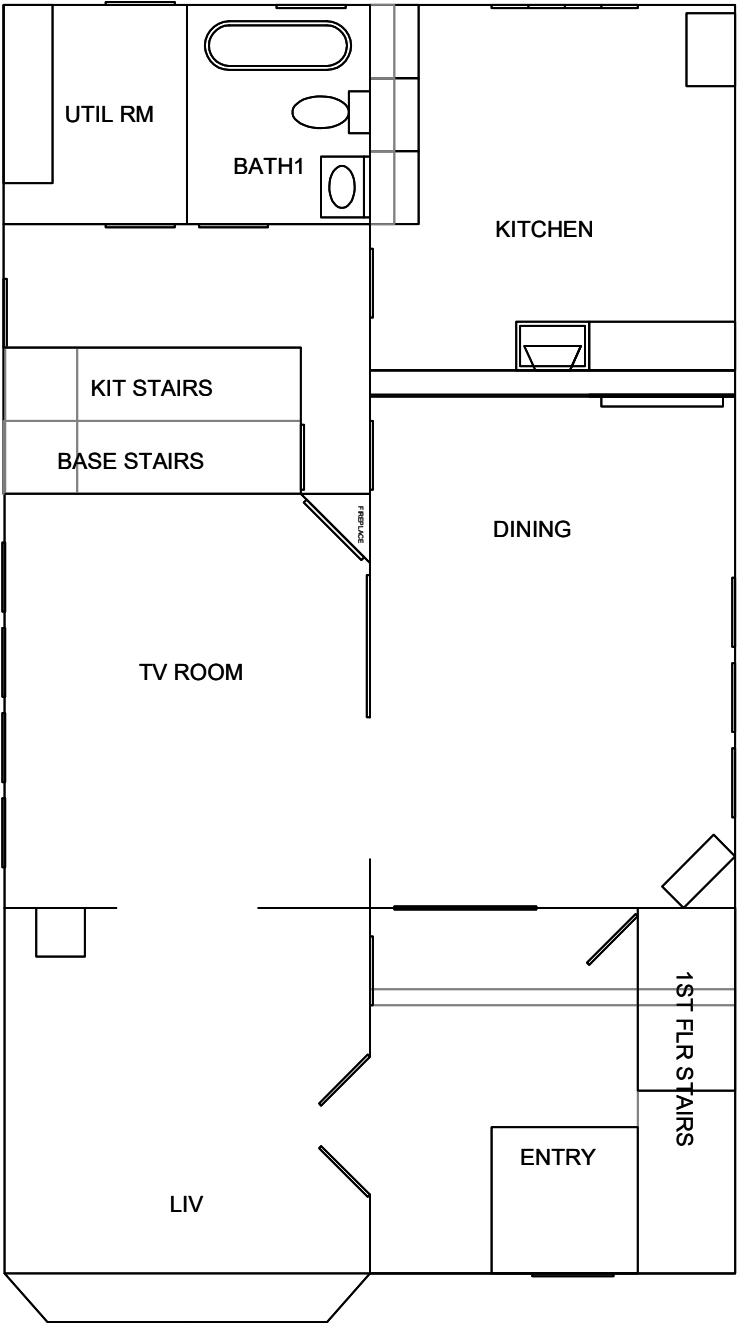
DRAWING #:

2



- ① - CONCRETE DRIVEWAY. - CAPABLE OF 34 CARS.
- ② - OFF STREET PARKING/ CURB SIDE PARKING. - CAPABLE OF 1-2 CARS
- ③ - DRIVEWAY EXTENDS FROM EDGE OF SIDE WALK TO REAR EDGE OF HOUSE. - APPROXIMATE LENGTH 90' APPROXIMATE WIDTH 8'
- ④ - DECK - REFERENCE PHOTO. (REAR OF HOUSE)
- ⑤ - REFERENCE PHOTO. (FRONT OF HOUSE, RIGHT REAR SIDE OF HOUSE, AND RIGHT SIDE OF HOUSE)
- ⑥ - FENCE / PROPERTY LINE
- ⑦ - TRASH CAN WALK WAY TO BIGELOW ST. - NOT A DRIVEABLE EXIT

TITLE:		PARKING PLAN	
ADDRESS:	303 W. COLUMBIA TERRACE		
ADDRESS:	PEORIA, IL 61606		
DRAWN BY:	Chris P Gezzer		
DRAWING #:	3		
DATE:	12/3/2021		



1ST FLOOR

TITLE:

1ST FLOOR

DATE: 12/3/2021

ADDRESS: 303 W. COLUMBIA TERRACE

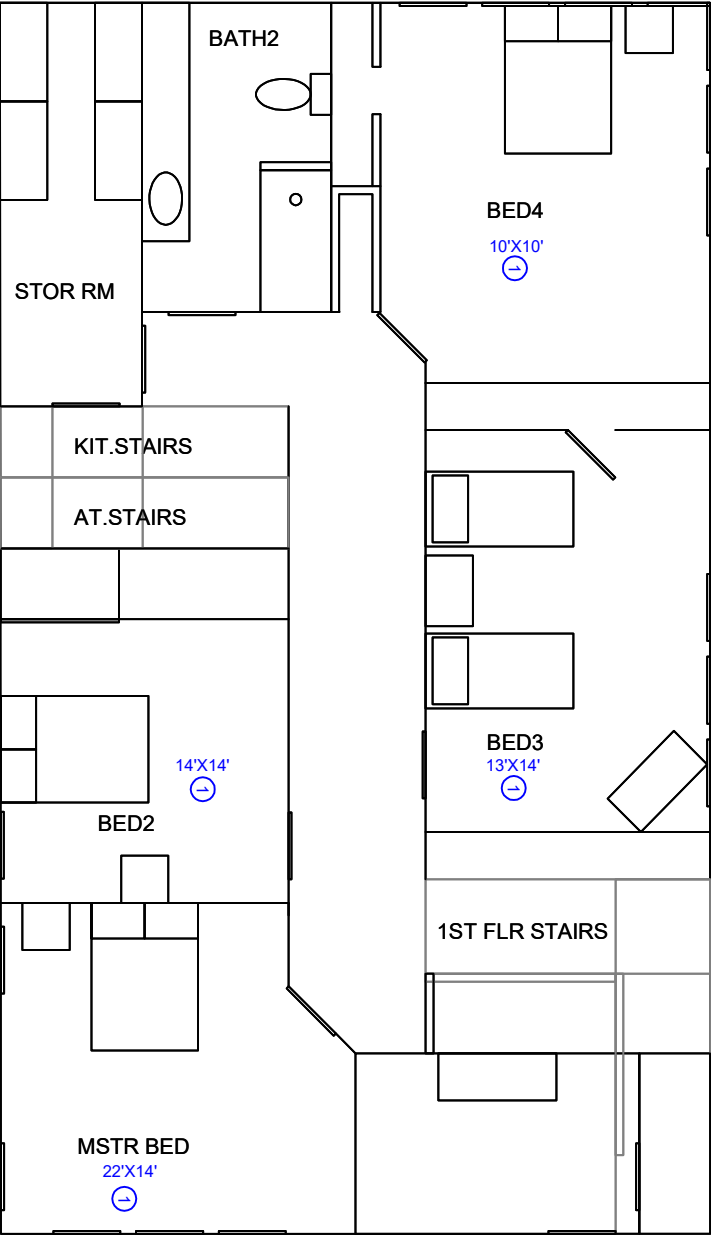
PEORIA, IL 61606

DRAWN BY: Chris P Gezzer

DRAWING #:

4

① - ROOM NAMES, NUMBERS, AND
SIZE OF BEDROOMS

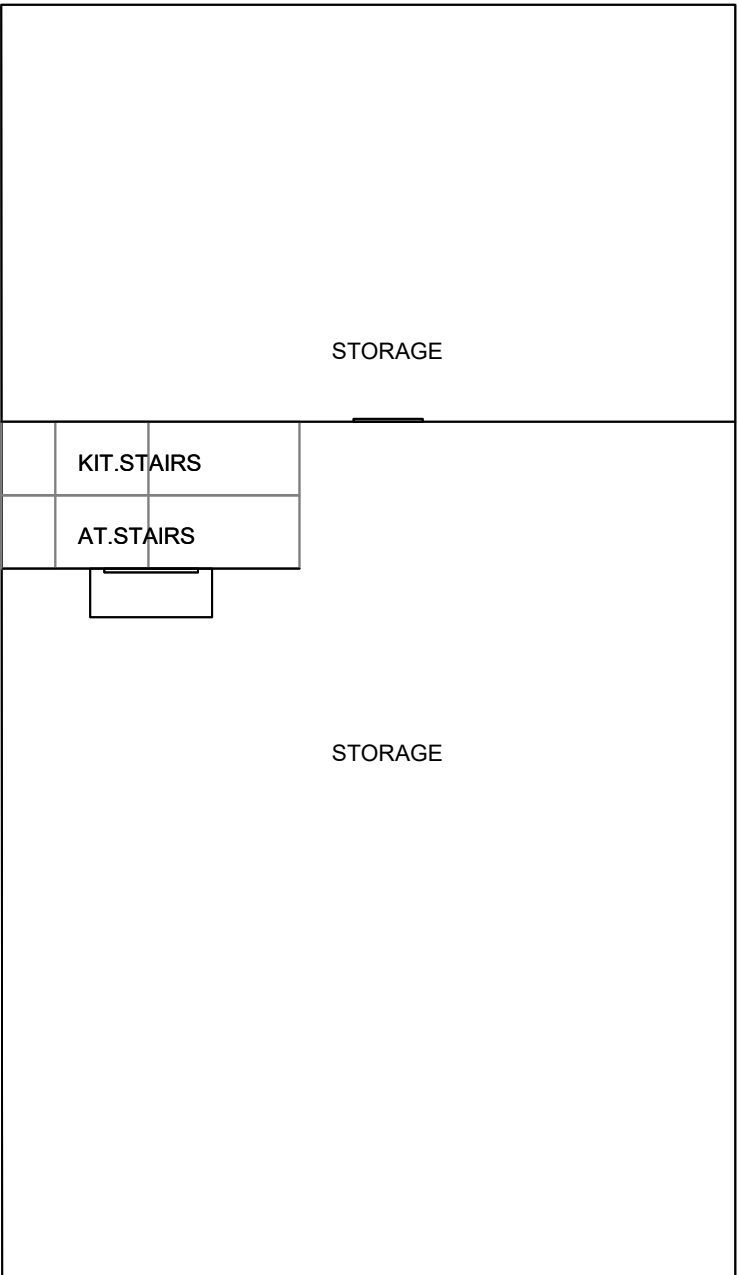


2ND FLOOR

2ND FLOOR

TITLE:	2ND FLOOR		
ADDRESS:	303 W. COLUMBIA TERRACE		
DATE:	12/3/2021		
DRAWN BY:	Chris P Gezzer		
DRAWING #:	5		

PEORIA, IL 61606



3RD FLOOR

TITLE:

3RD FLOOR

DATE: 12/3/2021

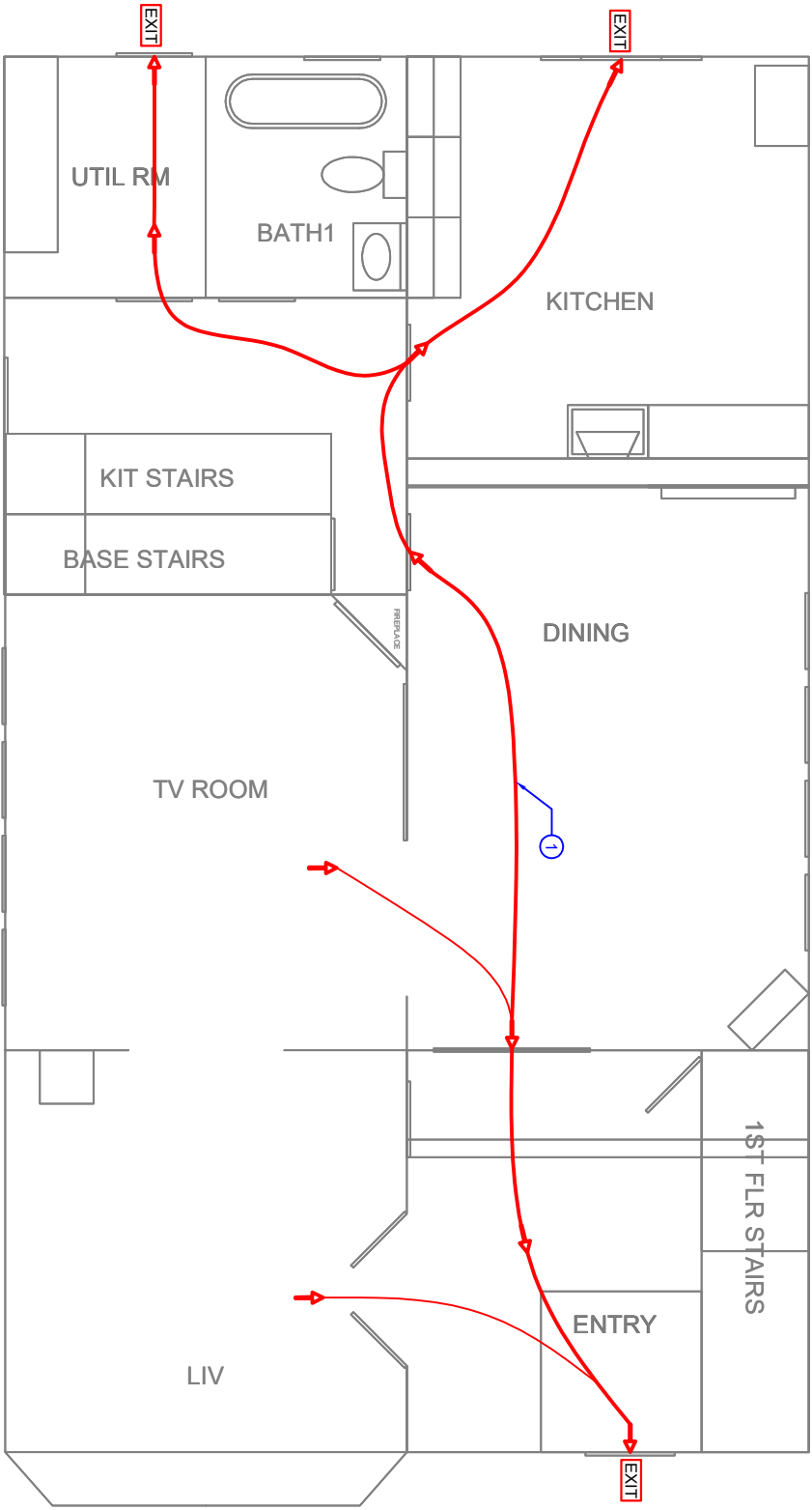
ADDRESS: 303 W. COLUMBIA TERRACE

PEORIA, IL 61606

DRAWN BY: Chris P Gezzer

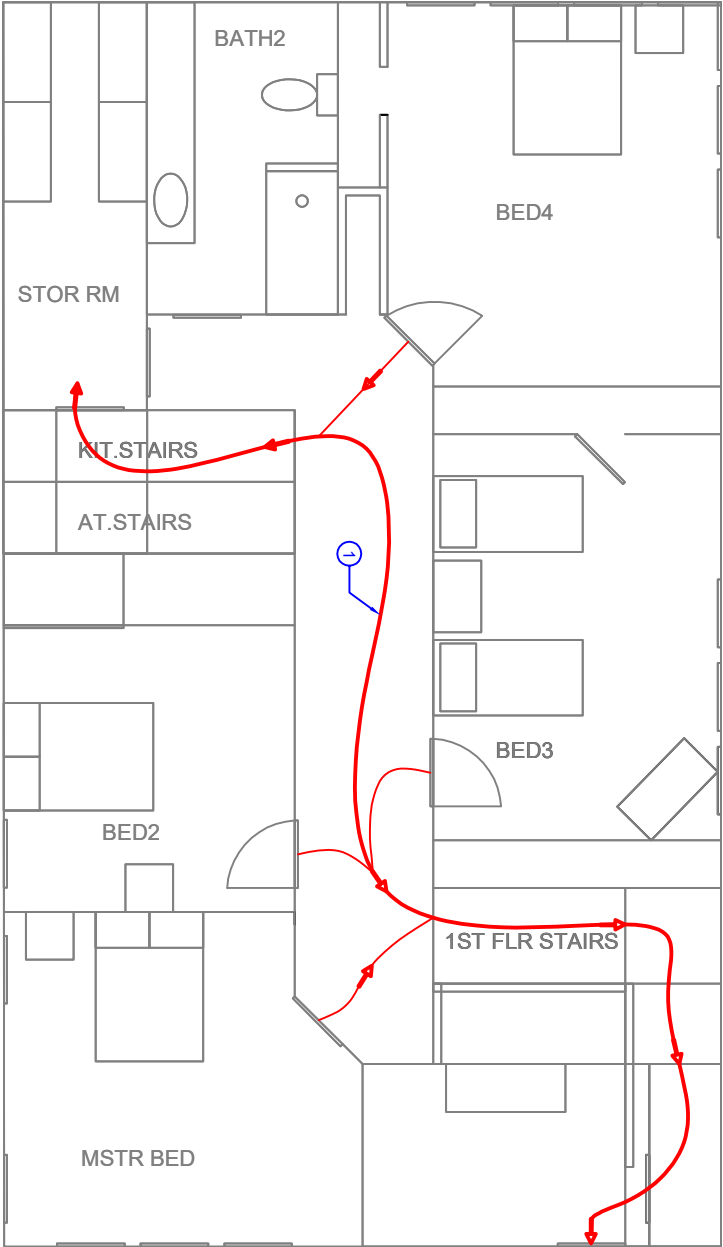
DRAWING #:

6



1ST FLOOR

TITLE:		1ST FLOOR EGRESS	
ADDRESS:	303 W. COLUMBIA TERRACE	DATE:	12/3/2021
DRAWN BY:	PEORIA, IL 61606		
DRAWING #:	7		
	Chris P Gezzer		



① - COMMON PATH OF TRAVEL

2ND FLOOR

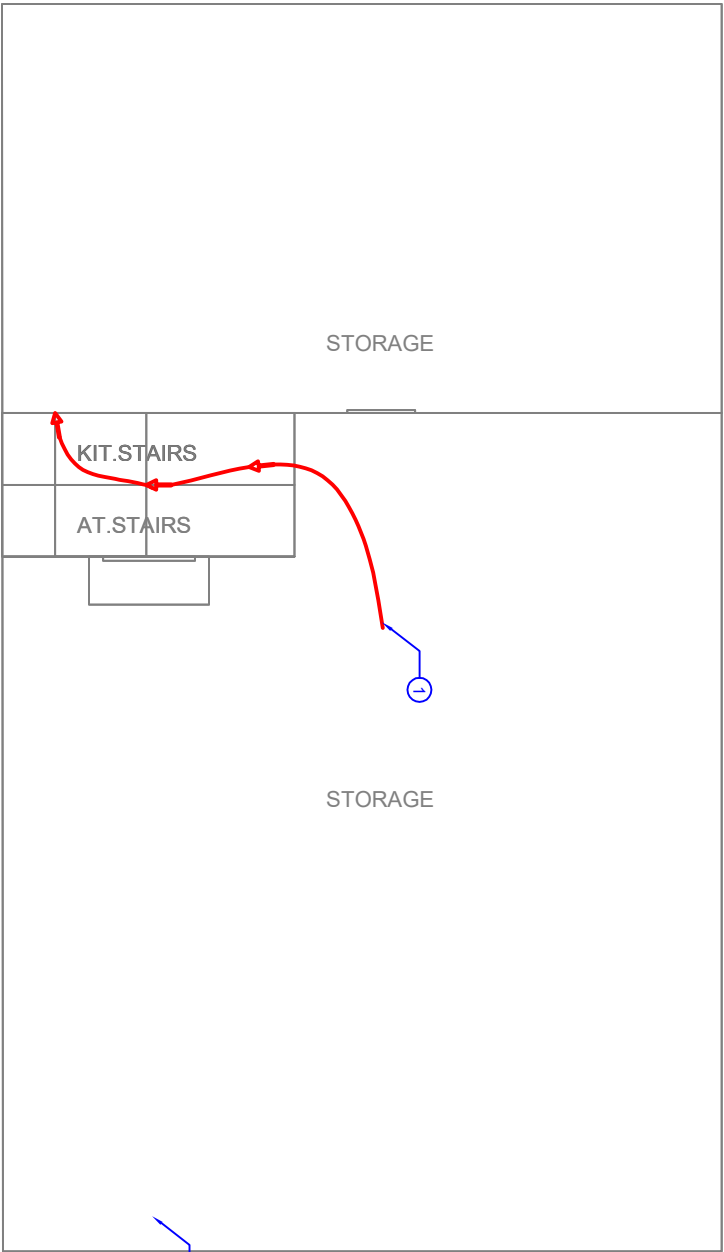
TITLE:
2ND FLOOR EGRSS

ADDRESS: 303 W. COLUMBIA TERRACE
PEORIA, IL 61606

DATE: 12/3/2021

DRAWN BY: Chris P Gezzer

DRAWING #: 8



3RD FLOOR

<p>① - COMMON PATH OF TRAVEL</p> <p>① - SPACE NOT USED</p>
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TITLE:		3RD FLOOR EGRESS	
ADDRESS:		303 W. COLUMBIA TERRACE	
DATE:		12/3/2021	
DRAWN BY:		Chris P Gezzer	
DRAWING #:	9		

A part of Lot 1 in Block 3 in ARMSTRONG'S ADDITION to the City of Peoria, more particularly bounded and described as follows, to wit: Commencing at a point in the Northerly line of Columbia Terrace 90 feet East from the intersection of the East line of the North and South Alley in said Block with Columbia Terrace, thence East along said Northerly line of Columbia Terrace 45 feet; thence at right angles North and parallel with Bigelow Street 135 feet; thence at right angles West and parallel with Columbia Terrace 41 feet; thence at right angles North and parallel with Bigelow Street 45 feet to the Alley running East and West in said Block; thence at right angles West along the Southerly line of Alley, 4 feet, thence at right angles South parallel with Bigelow Street 180 feet to the Place of Begriming, situated in Peoria County, Illinois

TITLE:		LEGAL DESCRIPTION	
DATE:	12/3/2021		
ADDRESS:	303 W. COLUMBIA TERRACE		
	PEORIA, IL 61606		
DRAWN BY:	Chris P Gezzer		
DRAWING #:	10		



GOOD OL BOY VICTORIAN

SHORT TERM RENTAL | PEORIA, IL

OBJECTIVE

To obtain a Special Use Permit for the use of operating a Short Term Rental usage. 30 days or less, to families and friends

SKILLS

Giving guest home like experiences.

ABOUT ME • COMPANY NAME • DATE BEGAN

We're a Couple from Southern California, and we live in a little town called Moorpark. We have two kids, 14yr Girl, 5yr boy, and a lil Dog. We named our House, 'Good ol Boy Victorian' because when we saw it for the first time, it just gave us great feeling. We purchased the house in, May of 2019.

GOALS • OPERATOIN PLAN • POLICIES

Our goals are to update and inspire others to be active in their communities through updating and investing in them. Our operation plan is to use sites like, Airbnb, VRBO, etc. to occupy rental space. We plan to vet applicants through a strict verification process. Driver's license/ID, email verification, credit verification, email correspondence, asking for a deposit, and good old fashion phone call(s). We will hold in place strict policies and zero tolerance for over occupancy, excessive noise, obstruction, etc.

CANCELATION • CHECK IN /CHECK OUT • NUMBER OF GUEST

Travelers who cancel at least 14 days before check-in will get back 100% of the amount they've paid. If they cancel between 7 and 14 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.

Check in after- 1pm

Check out before- 11am.

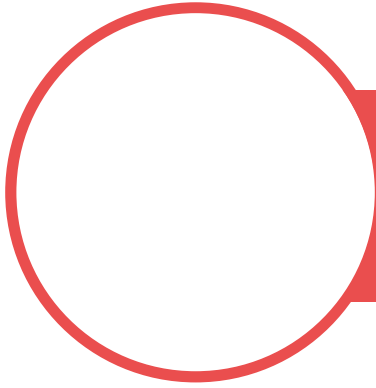
6 Guest(s) Stay



CHRISGEZZER303@GM
AIL.COM



(805) 256-4342



CHRISTOPHER GEZZER

303 W. COLUMBIA TERRACE
PEORIA, IL 61606

**LANDSCAPE MAINTANENCE • HOUSE MANAGER • HOUSE
MAINTAINENCE**

Dave Weber, Our local House Manager will be managing, Good ol Boy Victorian and the guests as they arrive and exit. He will be providing a house turnover service before and after each guest arrives, he will also perform landscape duties. House maintenance will be performed by home owner, contractor, or Dave.



12/10/2021

Dear Neighbor,

My name is Chris Gezzer, I am the owner of 303 W Columbia Terrace. I am writing to inform you that we are going through the process of getting our Special Use Permit with the city zoning commission and registering our house as a Short Term Rental. Part of the process is to send out a letter to our surrounding neighbors letting you know what we are doing, how we can be contacted if needed, and who will be maintain the house locally.

I want to let you know a little about me; I am born and raised in Southern California. I am married with two kids and a great little dog that follows us around everywhere. About 2-3 years ago I was looking to invest in property in Peoria, and found this beautiful Victorian house on Columbia Terrace. The day I saw it, I called my wife and said, "I have to have it!" I purchased the house and about a month later came back to Peoria to start on some much needed repairs to the property. Although the plan was to rent the house to a single family, after meeting a few of the neighbors, I decided to make the property a short term rental location.

We have had quite a few wonderful guests in our Victorian home. Guests in town for a wedding, visiting someone in the nearby hospital, Bradley college reunions, and people here for business or Frisbee golf tournaments, just to name a few. We screen the guests using Airbnb and VBRO, and are not allowing large parties.

In the event you need to or want to get ahold of me, I can easily be reached though:

phone call/text: (805) 256-4342

email: chrisgezzer@yahoo.com

Mail: 4212 Granadilla Dr. Moorpark CA, 93021

Local House Manager: Dave Weber (312) 805-0269

Look forward to meeting you in person, if I haven't already, the next time I am in town.

All the best,

Chris Gezzer



