



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 3, 2019
CASE NO: PZ 19-3

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 18-05-327-050), Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for a Place of Worship for a Christian student outreach program including meeting space, study rooms, and training events. In addition, three residential dwelling units are proposed to be primarily used by staff or students. The details of the property are described below:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|--------------------------------|--|--|---|
| Parking | 5 on-street parking spaces. No off-street parking provided. | None | In compliance |
| Mechanical & Utility Screening | None | None | A/C unit located in front yard of Main St must be screened from view. |
| Landscaping | Existing trees and shrubs are located in the front yards along Main St and Institute Pl. | None | In compliance |
| Refuse Screening | None | None | Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access. |
| Signs | None proposed. | None | N/A |
| Exterior Lighting | Building mounted lighting | None | In compliance |
| Setbacks | Existing setbacks: Main St front yard = 15 ft Institute front yard = 0 ft Side yard = 15 ft Rear Yard = 5 ft | None | Non-conforming setbacks due to existing building. |
| Height | 24 feet | None | In compliance |

BACKGROUND

Property Characteristics

The subject property is 5,227 sq. ft. in size and developed with a 4,872 sq. ft. building. The property is zoned Class R-4 Single Family residential and surrounded by R-4 (Single Family Residential) zoning to the north, east and west, and N-1 (Institutional) zoning to the south.

History

The property was developed in 1918 as a single family residence and used as such until 1941 when it became a sorority. A remodeling was completed in 1952 to its current design. The sorority occupied the building until

2012. In 2014 it was determined that the property may be used as permitted or special uses only within the Class R-4 (Single Family Residential) zoning district.

| 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 | None |
| No injury to other property or diminish property values | Yes | None |
| No impediment to orderly development | Yes | None |
| Provides adequate facilities | Yes | None |
| Ingress/Egress measures designed to minimize traffic congestion | Yes | None |
| If a public use/service, then a public benefit | N/A | N/A |
| Conforms to all district regulations | No | Screen mechanical unit and garbage dumpsters, and prohibit residential dwelling units |
| Comprehensive Plan Critical Success Factors | Reinvest in Neighborhoods | N/A |
| City Council Strategic Plan Goals | Smart Population Growth | N/A |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following conditions:

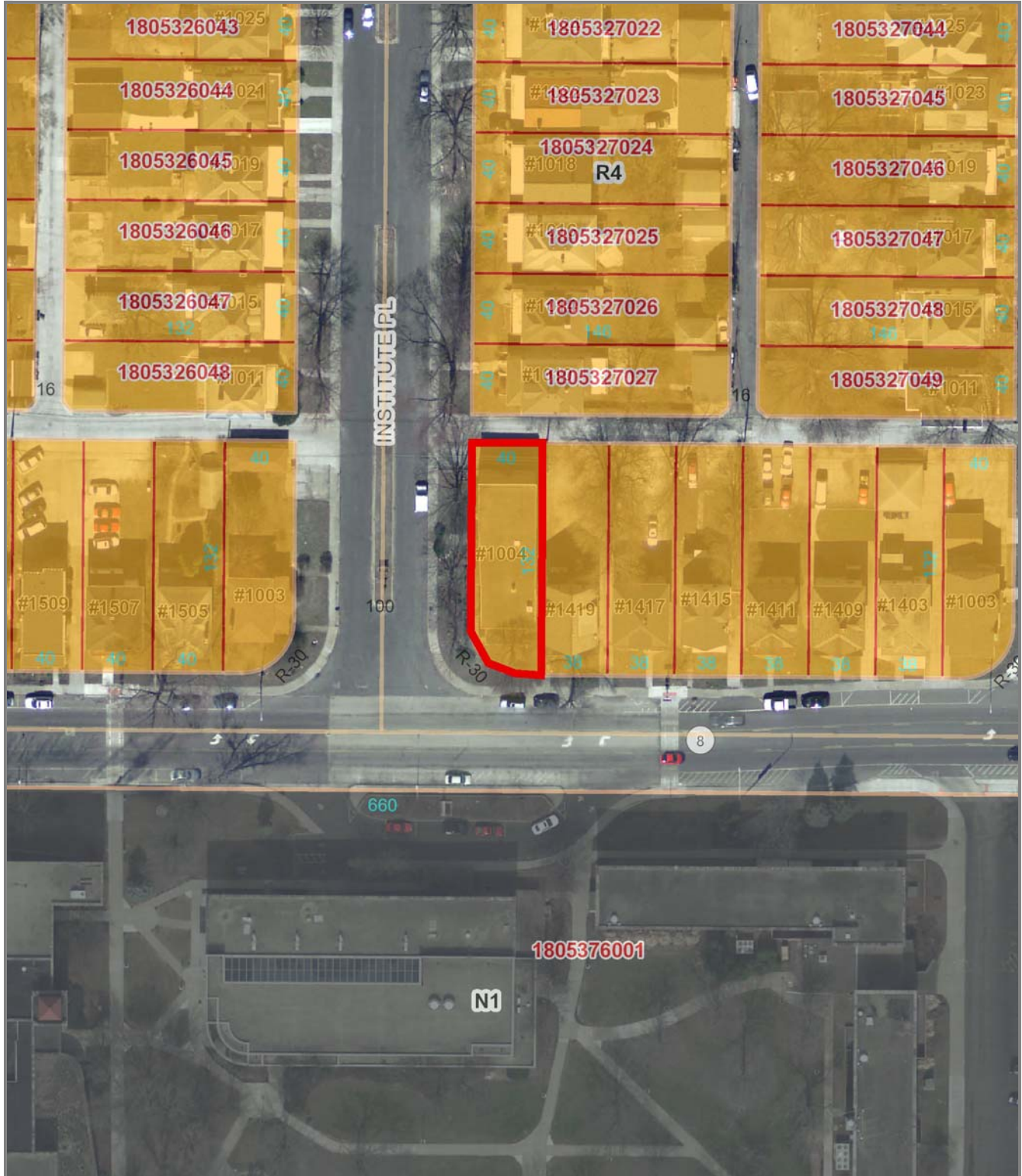
- 1) Air conditioning unit located in the front yard of Main St must be screened from view.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) No residential dwelling units are allowed.
- 4) A separate sign permit is required for all proposed signs.
- 5) A full building and fire code summary review, completed by an architect, is needed for the building. A sprinkler system may be required.
- 6) The building has many fire code violations that need to be corrected. This includes but not limited to the testing of fire alarm and commercial kitchen systems.
- 7) Any exterior code violations must be resolved prior to occupancy.

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 Photo
3. Site Plan
4. Photos

1004 N Institute Pl

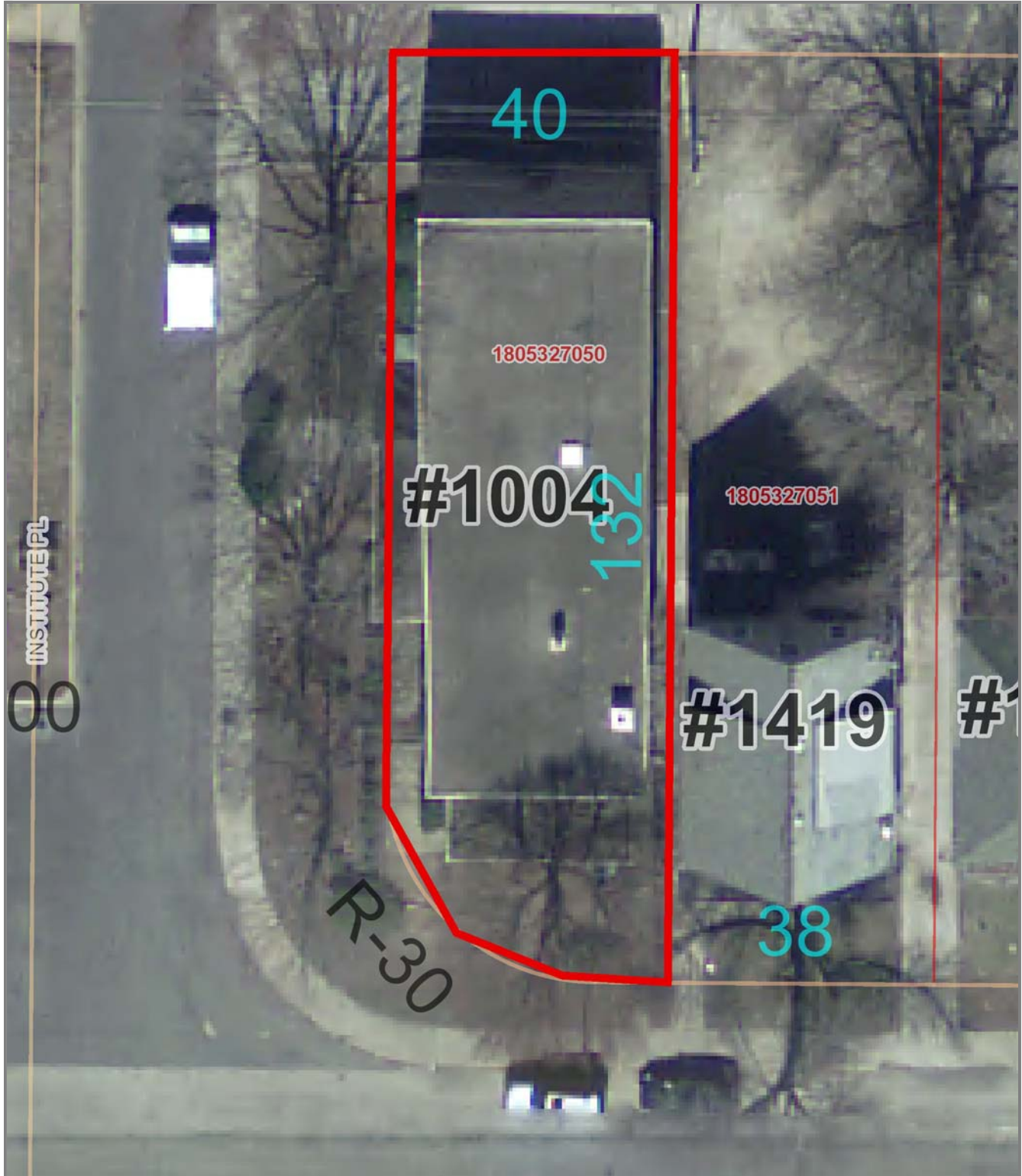


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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

Map Scale
1 inch = 83 feet
 12/17/2018



1004 N Institute Pl



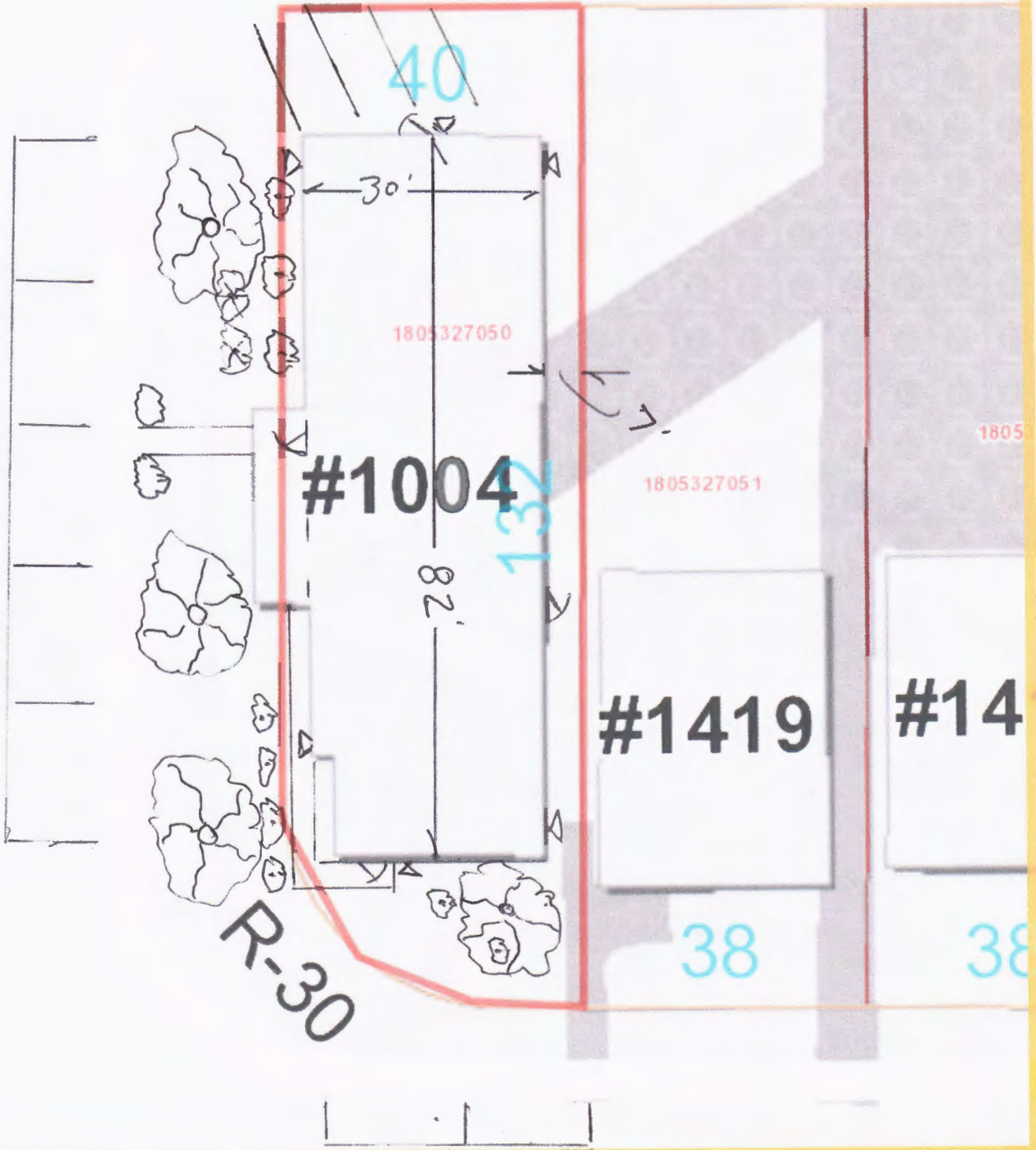
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Map Scale
1 inch = 21 feet
 12/17/2018



INST. FULL PT.

100



1004 v.
 Inst. full
 Pl.
 Pearia II.
 Outdoor
 Lights







