



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: November 7, 2019
CASE NO: PZ 19-30

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for contractor storage (indoor/outdoor), for the property located at 7327 N. Galena Rd (part of Parcel Identification No. 14-10-176-020), Peoria IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to:

1. Rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District, and
2. Obtain a Special Use for contractors storage, which allows for office use and indoor/outdoor storage use. The petitioner proposes to operate a contractor's office with outdoor storage from the subject property.

Proposal details and summary of the relevant development items from the Unified Development Code (UDC) are provided in the table below.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Provide two accessible parking spaces. Total number of parking spaces not provided on the site plan.	None	Re-stripe all parking spaces. Provide, at a minimum, one accessible parking space per 25 parking spaces.
Mechanical & Utility Screening	No change	None	In compliance
Landscaping	No changes to existing landscaping. TBY provided via existing hillside and established growth.	Waiver to permit existing landscaping to meet front yard, parking lot interior, and parking lot perimeter landscaping requirements. Alternative compliance for TBY.	No objection, must maintain or replace all existing front yard landscaping.
Buffers & Screening	Outdoor storage screening plan: From view of public right of way, install 6 foot tall, solid, vinyl fence in front yard. Utilize three existing trees in the front yard.	Waiver #1 to permit less than 100% opaque visual screen from view of north bound traffic in the public right of way. Waiver #2 to permit outdoor storage prior to installation of fence in case of inclement winter weather.	Deny Waiver #1. Extend fence perpendicular to the right of way in order to screen view from north bound traffic on Galena Road. Deny Waiver #2. Must screen outdoor storage from view of public right of way prior to the use of outdoor storage

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Buffers & Screening (continued)	From view of residential property to north and west, utilize existing hillside and wooded areas Repair existing dumpster enclosure		Hillside provides a screen to the north and west. Repair or replace existing dumpster enclosure prior to occupancy.
Signs	None included in the request.	None	Prior to occupancy, all 3 obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs.
Exterior Lighting	Replace light fixtures on 5 existing light poles	None	Submit photometric plan for all exterior lighting prior to occupancy.
Setbacks, Yards, Build To	Outdoor storage area corresponds to the currently paved area on the north half of the property.	None requested	Outdoor storage area complies with the following setback requirements: shall be at least 15 feet from the public right-of-way, 20 feet from side property lines, 20 feet from the rear boundary of the C-2 zoning district.
Height	Fence Height 6 ft No change to height of existing building	Waiver to permit 6 ft tall fence in the front yard in commercial district in order to screen view from public right of way. None.	No objection to the fence in the front yard.
Access & Circulation	No change to the two existing access drives.	None	None
Future Construction	Allow administrative approval for one 6,000 sq. ft. addition or accessory structure to be used for indoor storage. Construction would begin within 5 years of the date of approved special use. Proposed building addition or accessory storage structure not to exceed 20 ft in height.		No objection to request for one addition or accessory storage structure which would be generally in the location shown on the site plan. Future building must comply with all setback, yards, build to requirements of the UDC.

BACKGROUND

Property Characteristics

The subject property is approximately 1.7 acres of a 3.28 acre parcel. The parcel has three zoning classifications: R-E (Estate Residential), P-1 (Parking), and C-1 (General Commercial). The area zoned R-E is undeveloped and not included in the subject request. The area zoned P-1 (Parking) is a parking lot. The area zoned C-1 (General Commercial) contains a vacant, single story 5,635 sq. ft. commercial building. The most recent use was a restaurant. Surrounding zoning is R-E (Estate Residential) to the north, south, and west and I-2 (Railroad/Warehouse Industrial) to the east.

History

In 1971, the southern portion of the property was rezoned from R-1 (Low-Density Residential) to C-3 (General Commercial). In 1990 a portion of the property was rezoned to P-1 (Parking).

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R1 (Low-Density Residential) and C3 (General Commercial)
1990 - Present	P1 (Parking) and C-1 (General Commercial)

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 for Rezoning	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	The subject property fronts Galena Road, a state highway. Residential uses in the R-E (Estate Residential) district surround the property. Across Galena Rd is an active rail line in the I-2 (Railroad/Warehouse Industrial) district.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	Current zoning classification limits the type of services from the property. Uses which serve outside the adjacent area may not be permitted in the current zoning district, yet the property is located on a state highway.
<u>LaSalle Factor #3:</u> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	Public welfare should not be diminished by the rezoning as uses similar to what is allowed in the C-1 district are allowed in the C-2 district.
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	Rezoning will reduce the number of zoning districts. The currently vacant building will have an active use.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The subject parcel is suitable for C-2 (Large Scale Commercial) district.
<u>LaSalle Factor #6:</u> Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property has been vacant for the last 2 years. Over the past seven years, restaurant has been the use in various forms of operation.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	None. No adverse effect on adjacent properties.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial

Standard for Special Use	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 nor diminishment to property values	Yes	None
No impediment to orderly development	No	Additional screening of outdoor storage area is required.
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

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
Conforms to all district regulations	No	Waiver for front yard fence height. Waiver to accept existing landscaping.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Business	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

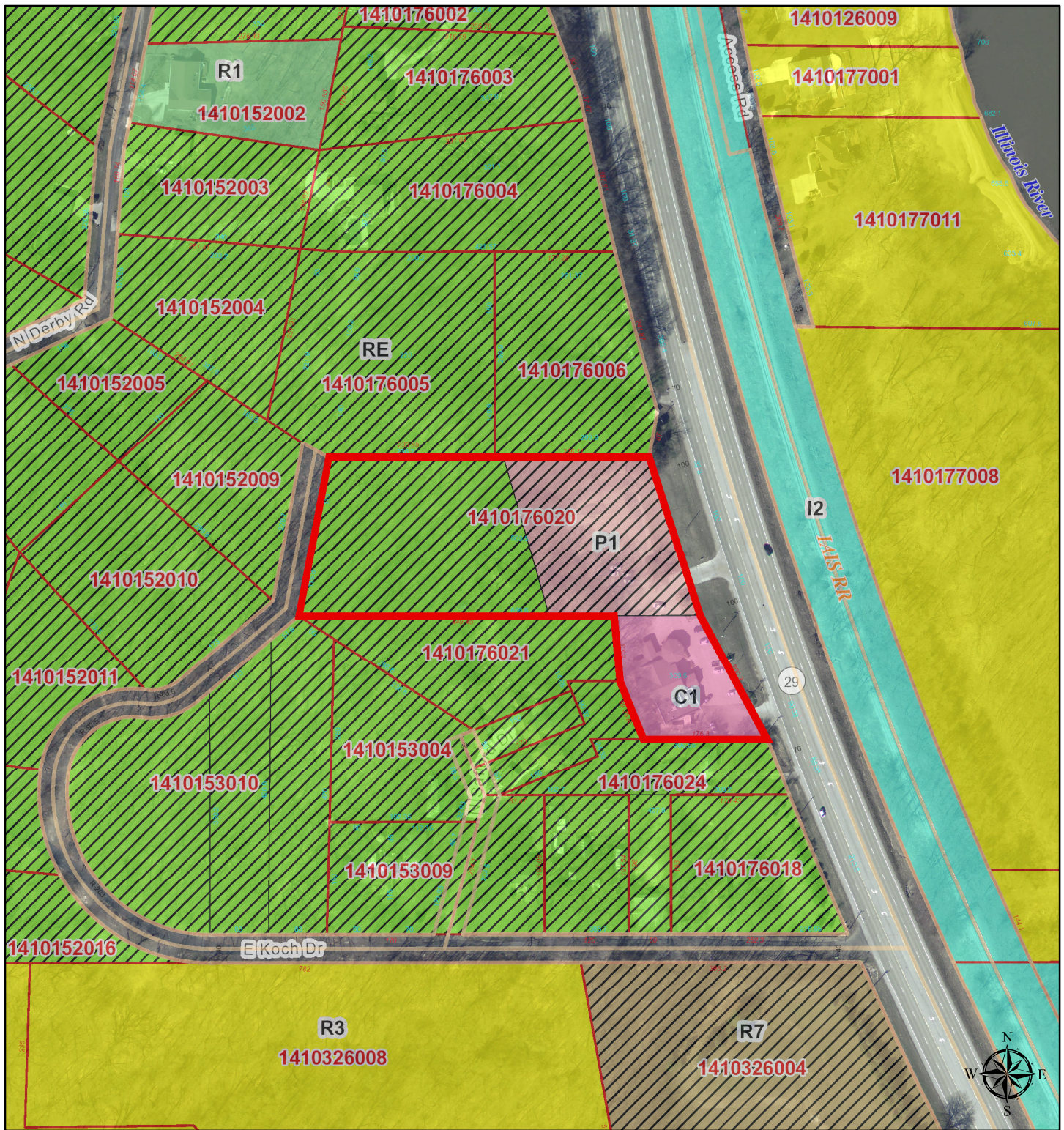
1. Outdoor storage must be screened with 100% opaque screen from view of the public right-of-way. Fence on site plan must include an extension perpendicular to the right of way. Said fence must be installed prior to having outdoor storage.
2. Outdoor storage shall be at least 15 feet from the public right of way, 20 feet from side property lines, and 20 feet from the rear boundary of the class C-2 zoning district.
3. All front yard landscaping must be maintained or replaced.
4. Allow administrative review for the construction of one 6,000 sq. ft. addition or accessory storage structure. Construction must begin within five years of the date of approval of the special use. Said structure must be generally in the location shown on the site plan and must comply with all setbacks, yards, build-to requirements of the UDC.
5. Re-stripe all parking spaces, prior to occupancy. Provide at a minimum one accessible parking space per 25 parking spaces.
6. Repair or replace existing dumpster enclosure, prior to occupancy.
7. All three obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs, prior to occupancy.
8. Submit photometric plan for all exterior lighting, prior to occupancy.
9. Ensure all necessary permits including trades permits are obtained prior to work commencing. Any Mechanical, Electrical and Plumbing work must be completed by a licensed & registered contractor.
10. Waiver to permit 6 ft tall fence in the front yard in a commercial district. Fence provides required screening of the outdoor storage area.
11. Waiver to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements. Alternative compliance for TBY is met based on hillside and established growth.

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.

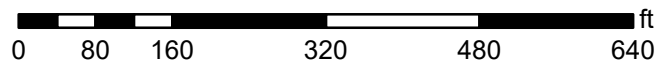
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plans
4. Screening Plan
5. Development Impact Statement

Zoning 7327 N. Galena Rd.



1 inch = 200 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

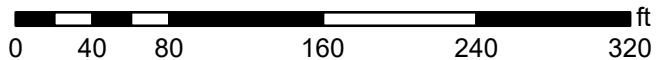
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



7327 N. Galena Rd.



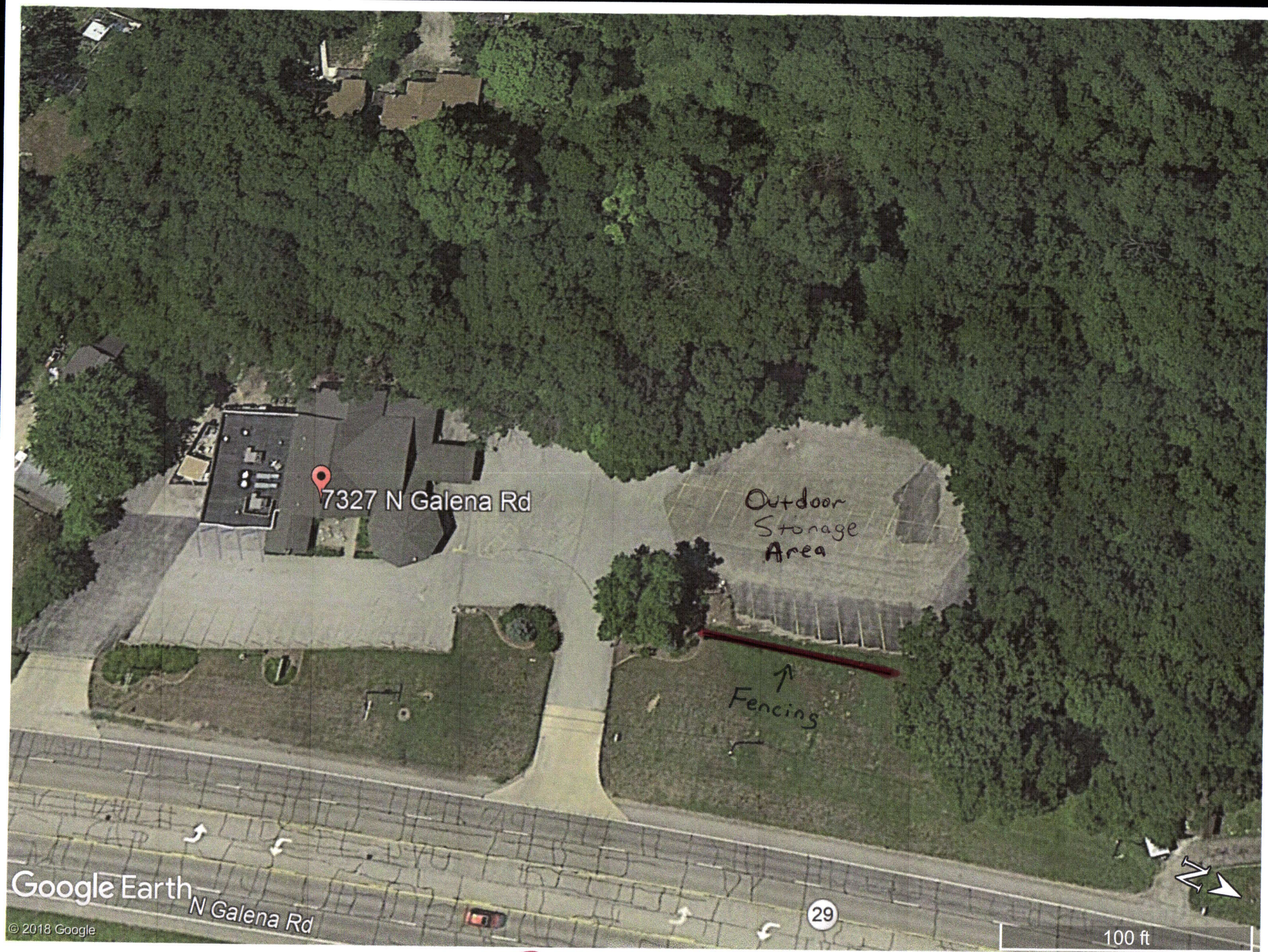
1 inch = 100 feet



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7327 N Galena Rd

Outdoor Storage Area

Fencing

Google Earth

N Galena Rd

29

100 ft

Site Plan



Lights (7) -Parking Lot



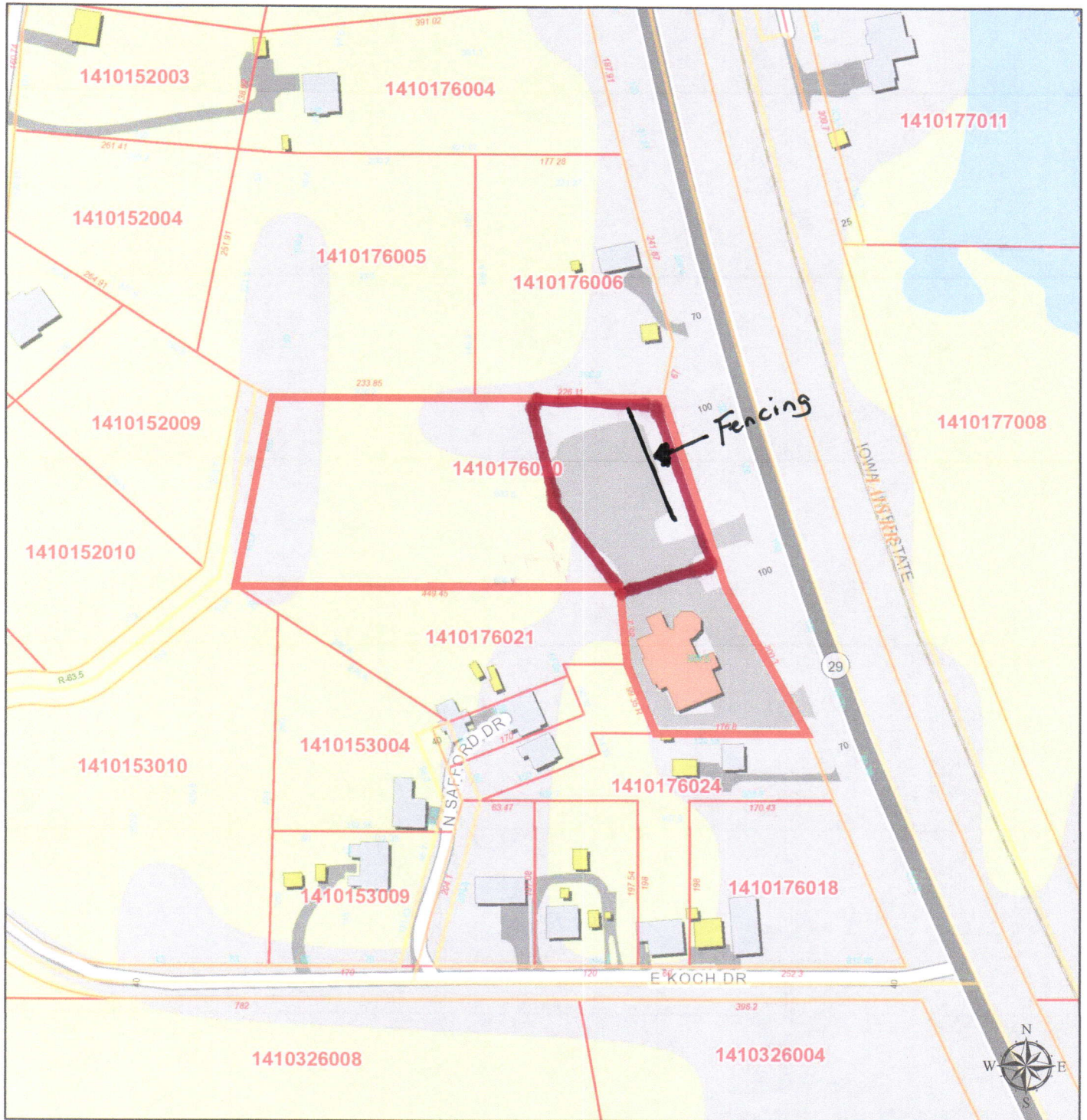


Future Improvement Options

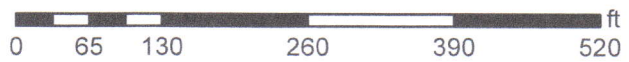
An addition to the existing structure or a separate storage building. Either option would provide an additional 6,000sf of enclosed storage.



Peoria County, IL



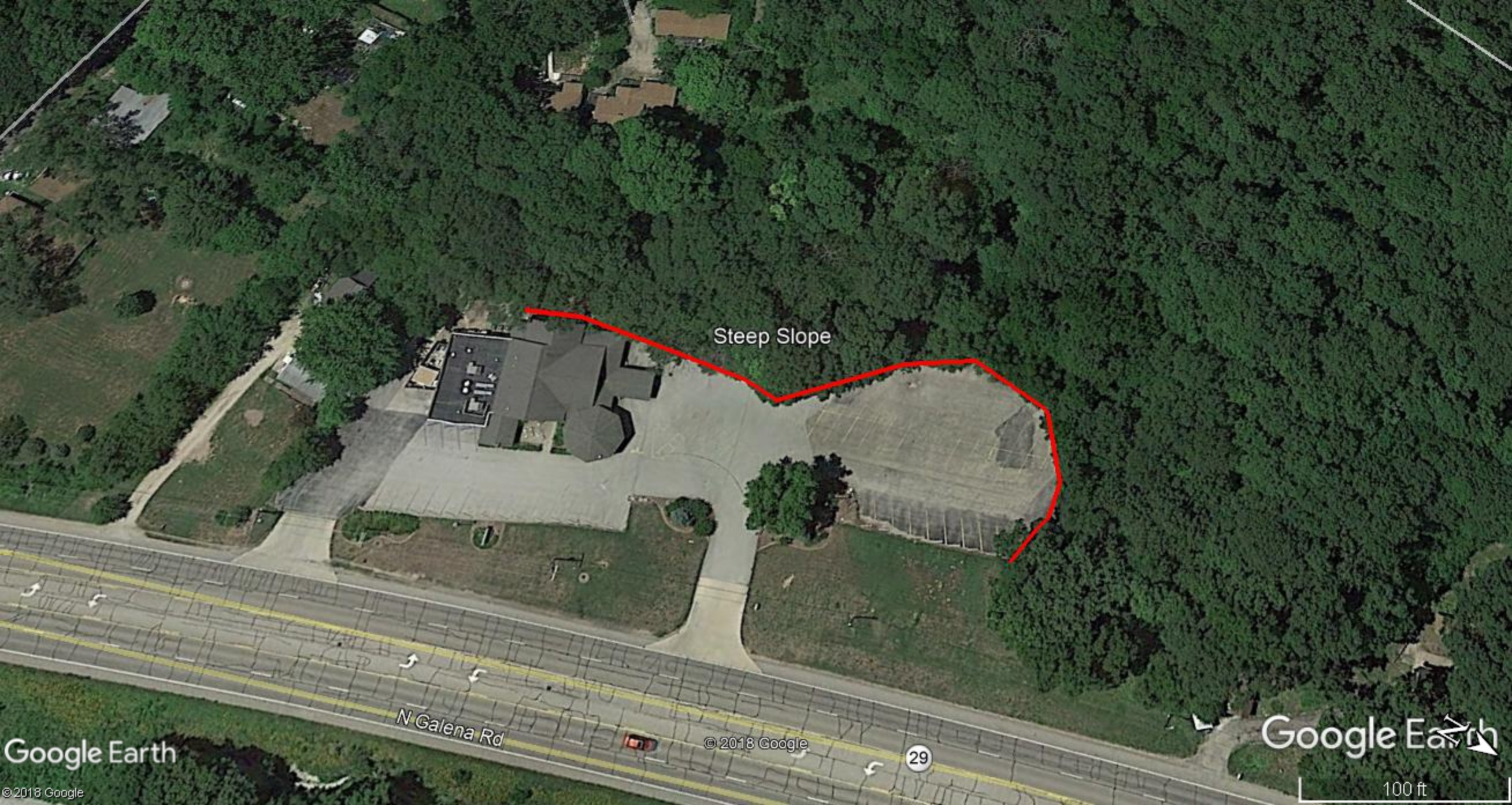
1 inch = 167 feet



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Steep Slope

N Galena Rd

29

6' tall vinyl fence to be placed in front of parking blocks.



Slope along the northern edge of the parcel.



Slope along the western edge of the parcel.



View of Galena Rd. from proposed storage yard.



View from northbound traffic.



The existing wood-paneled dumpster enclosure will be repaired at the southwest corner of the parcel.



Development Impact Statement

7327 N. Galena

Economic Statement

1. Projected property tax generation; **\$8,567.36**
2. Projected sales tax generation adjusted for economic shift; **Estimated sales tax generation of \$20,000.00.**
3. Projected benefits due to expanded customer/consumer service/product mix to be provided to the community; **The new use will bring stability to this property. The traffic safety equipment business that will operate from this location will serve a large portion of the state.**
4. Impacts on surrounding property values. **There will be no negative impact to the surrounding property values.**

B. Environmental Statement

1. Existing storm and sanitary sewers and their capacity; **The existing storm and sewer capacity is more than adequate. Converting this property to office use significantly reduces the storm and sanitary sewer impact.**
2. Soils—type and classification for agricultural uses and structural stability; **Unknown. Soils will not be disturbed.**
3. Slope, proposed cut and fill; **The existing slope along the north side and west side of the improved property will not be disturbed.**
4. Flood plain locations and impact of proposed development; **The proposed fencing will have zero impact.**

5. Protected water table recharge areas and development impacts; **The proposed fencing will have zero impact.**

6. Impacts on surrounding land use, [and] quality of life factors relating to physical, cultural, and aesthetic impacts the proposed development may have on surrounding existing land uses; **The proposed fencing will have zero impact.**

7. Construction phases impacts, traffic on residential streets, erosion, inconvenience. **The proposed fencing will have zero impact.**

C. Public Services Statement

1. Transportation systems network impact; **There will be a reduced impact from the prior restaurant use. The existing building will be utilized as an office with less than 5 employees. Pickups and drop-offs will be intermittent within typically within their Monday-Friday business hours of 7am-4pm.**

2. Police/fire protection impact; **Little to no impact. The risk of fire is significantly reduced since there will no longer be a restaurant operating at this location. There will be no hazardous materials present. The storage yard will be secured from potential theft.**

3. General services impacts. **There will be no adverse impact to general services in this area. The area will benefit from having a consistent presence at 7327 N. Galena. The property will be well-maintained versus remaining dark.**

4. This statement may be replaced by a statement of no impact for the redevelopment expansion or reconstruction of existing development. The statement of no impact shall include rationale for each of the above criteria. The statement must outline the center's use of existing services and how the redevelopment, reconstruction, or expansion of the center will not impact those existing services.

At this time, only fencing is being proposed for the screening of the outdoor storage yard. The current structure and surface area will remain unchanged.

5. Any application which does not include all of the indicated materials shall be rejected and returned to the developer.

Business Activities Narrative

1. Full legal description of the area to be rezoned (current P1 and C1 area). MICROSOFT WORD Format. **See attached.**
2. Fencing/screening requirement must provide 100% opaque barrier from view from the right of way. Via google street view, seems the trees in the front yard do not provide the full screen.
 - a. Consider adding evergreens for screening or extending the fence. My concern is the view from the road traveling north will see the storage area.-**owner is willing to provide additional screening if required. This would be done by adding evergreens or vinyl fencing.**
 - b. Not previously mentioned, the fence location as shown is in the front yard (sits closer to the street than the building). This requires a waiver for fence location and height. Can be part of the special use request.
3. Provide narrative of the basic activities of the business
 - a. Who picks up the stored material, hours, how often, with what vehicle types – **We usually deliver the stored material using our pick-up trucks and trailers. Usually between the hours of 7am to 4pm. Hopefully everyday Monday-Friday. I would say 10% of the time customers will pick up stored equipment with their own pick-up truck and trailer.**
 - b. Who drops off the material, hours, how often, with what vehicle types – **same as above.**
 - c. Will fleet vehicles or non passenger vehicles be stored here, if so will they be within the outdoor storage area. – **A pick-up truck and 2 trailers will be stored within the outdoor storage area.**
 - d. Is more exterior lighting needed? If so where (see comment 4.e) – **There are 5 light poles that cover the outside storage area that will have new LED light heads installed to replace the outdated fixtures.**
 - e. Best estimate on the size of the future building. Clarify intent is for enclosed storage. Would there still be outdoor storage? – **5,000 sq ft building used to store equipment. This will be in addition to the outside storage.**
4. Site plan. The site plan needs to show the property lines. You could use the [GIS tool](#) to create the site plan. It has a map layer with 2015 photos.- **See attached for items a-f.**
 - a. Property lines-
 - b. Outline the parking spaces that will be kept. Outline the ADA space with access aisle (required 1 per every 25 parking spaces).
 - c. Indicate where the dumpster storage is and its enclosure – height, material.
 - d. Location of Fence/screen of the outdoor storage – height, fence material. Vinyl, 6ft was discussed.
 - e. Location of existing and proposed exterior lighting
 - f. Traffic flow (both entrances in an out or one is in and one is out?) - **Both used for in and out.**