



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: February 7, 2019
CASE NO: PZ 19-06

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Brooks of OSF Healthcare to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Urban Farm for the properties located at 1005 S Brown St, 1007 S Brown St, 1412 W Antoinette St, 1414 W Antoinette St, 1418 W Antoinette St, 1420 W Antoinette St, 1424 W Antoinette St, 1428 W Antoinette St, 1500 W Antoinette St, 1502 W Antoinette St, 1503 W Antoinette St, 1504 W Antoinette St, 1506 W Antoinette St, 1507 W Antoinette St, 1508 W Antoinette St, and 956 S Shelley St, (Parcel Identification Nos. 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-133-017, 18-17-176-004, 18-17-176-003, 18-17-133-016, 18-17-176-002, and 18-17-133-034), Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an Urban Farm. The farm will include vegetative beds, a tree orchard, two pavilions, a shipping container for equipment storage and a meditation/gathering court. Additional information provided below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Accessory Structures	Two pavilions placed on existing 20 ft x 20 ft concrete pads. A 10 ft x 20 ft shipping container for storage of tools and equipment.	None	No objection
Parking	On-street parking. No off-street parking provided.	None	No objection
Mechanical & Utility Screening	None	None	No objection
Use Standards	As allowed by Section 5.3.2.G of the Unified Development Code	None	No objection
Landscaping	None	None	No objection
Fencing	A six-foot tall chain link fence located along Brown St frontage to match existing chain link fence and provide secure area.	Increase the height of the fence from 4 feet to 6 feet.	No objection
Signs	One sign no to exceed 20 sq ft in size and 5 ft in height	None	No objection
Exterior Lighting	Two yard lights. Lighting cannot exceed ½ footcandle measured at the property lines and must be downlit.	None	No objection
Setbacks & Yards	Accessory structures placed near rear yard property lines.	None	No objection

BACKGROUND

Property Characteristics

The subject property contains 2.2 acres of land and is comprised primarily of vacant land. The property is zoned Class R-4 Single Family residential and surrounded by R-4 Single Family residential zoning to the north, south, east and west.

History

Several parcels were previously developed with single family residences, neighborhood businesses and a playground for an adjacent school. Over time, these uses have been abandoned and the structures demolished.

Date	Zoning
1931 - 1958	B (Two Family Dwelling) and F (Commercial)
1958 - 1963	B (Two Family Dwelling) and F (Commercial)
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	Fence height waiver
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 and waiver:

- 1) Replace any deteriorated or non-ADA-compliant sidewalks and curbs along all property frontages including Antoinette, Brown, Hickory, and Shelley. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
- 2) Install a sidewalk along the frontage of Hickory Street.
- 3) Waiver to increase the height of the fence along Brown Street from 4 feet to 6 feet.

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