



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: January 7, 2021
CASE NO: PZ 192-2020

REQUEST: Hold a public hearing and forward a recommendation to the City Council on the request of Justin Barnes of Club Carwash Operating LLC, on behalf of Joseph Real Properties LLC, to obtain a Special Use in a Class C-1 (General Commercial) District, for a Vehicle Wash for the property located at 1217 W Glen Avenue and 4926 N University Street (Parcel Identification Numbers 14-20-251-024 and 14-20-251-010), Peoria, IL (Council District 3)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use to permit an automatic car wash in the C-1 (General Commercial) District. The existing commercial building and residential building would be replaced with the car wash. The use includes 20 vehicle vacuum bays. One vehicle enters the wash at a time. The wash can clean one car every 30 seconds. A summary of the relevant development items from the Unified Development Code are provided in the table below.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Setbacks, Yards, Build To	Building setbacks: from Glen Ave 129 feet from University St +200 feet from north side yard +100 ft Parking setback: 20 ft Vacuum bays will be more than 100 feet from residential use to the north.	None	No required rear or side yards.
Access & Circulation	One lane in/out from University St. Right in/Right out from Glen Ave 5 ft wide sidewalk along property frontage Three stacking lanes	None	Approve one lane in/out from University St. Part of the existing sidewalk is outside the public right-of-way. ROW dedication or permanent easement for the public sidewalk is needed. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
Parking	4 parking spaces, including 1 accessible space	None	No required parking for commercial uses.
Landscaping and Transitional Bufferyard	Landscaping plan includes shade trees, evergreen hedge rows, perennial shrubs, and 5 ft vinyl privacy fence.	None	Hedge row provides required screening of customer headlights from Glen Ave traffic. The 5 ft vinyl solid fence provides required screening for the residential property to the north.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Building Height	Proposed 26 feet	None	Maximum height in the C-1 district is 35 feet.
Exterior Lighting	Lighting plan provided to comply with the code.	None	None
Building Materials	CMU block Metal awnings	N/A	None
Mechanical, Utility & Dumpster Screening	Screening will be provided as required.	None	None
Signs	One, freestanding sign; Two wall signs per north, south, and west elevation	None	Sign size, height, location shall comply with the ordinance.

BACKGROUND

Property Characteristics

The subject property consists of 2 parcels, totaling 2.2 acres. The property is at the northeast corner of the intersection of University Street and Glen Avenue. A 19,000 square foot multi-tenant commercial building is on the larger of the two parcels. The smaller parcel is developed with a residential dwelling. The property is the Class C-1 (General Commercial) zoning district. Surrounding uses are residential to the north and commercial retail, restaurant, and office to the south, east, and west. Surrounding zoning is C-1 (General Commercial) to the north, east, west and C-2 (Large Scale Commercial) District to the south.

History

The residentially used parcel was rezoned in 1966 from R-1 (Low Density Residential) to C-2 (Neighborhood Commercial).

Date	Zoning
1931 - 1958	Not in City Limits
1958 - 1963	Not in City Limits
1963 - 1990	C2 (Neighborhood-Commercial) and C3 (General-Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

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

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	Yes	
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	Yes	Yes, no waivers requested from the Unified Development Code.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Business	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the Special Use request for a Car Wash with the following conditions:

1. Part of the existing sidewalk is outside the public right-of-way at the intersection. The owner shall either dedicate right-of-way to the City or record a permanent easement for the sidewalk.
2. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
3. Driveways shall be constructed in accordance with current City Standards including concrete thickness, apron dimensions and slopes.
4. Accessible parking spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
5. A continuous hedge, tall grasses, or mix thereof shall be installed to line the south side of the drive aisle between the car wash building and Glen Avenue.
6. Stormwater Management is required in accordance with the City’s Erosion, Sediment and Stormwater Control Ordinance at the time of plan approval.
7. Provide an easement for any storm sewer that carries water from an offsite location. The storm sewer shall be privately owned, and the easement shall require maintenance of the storm sewer to be the responsibility of the property owner.

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. Lighting Plan
5. Landscaping Plan
6. Building Elevations