

**CASE NO. PZ 19-14**

Hold a Public Hearing and forward a recommendation to City Council on the request of Michael D. Williams of 309 Auto Care to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District and to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Sales and Service, for the properties located at 314 S Western Avenue (Parcel Identification No. 18-08-305-017) and 1835 W Kettelle St (Parcel Identification No. 18-08-305-018), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-14 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Adherence to use standards per Section 5.3.3.G of the Unified Development Code, except for standards relating to service bay doors.
- 2) Vehicle repair is prohibited.
- 3) The gravel areas located on the north and south sides of the building must be removed and replaced with sod/grass seed, or resurfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement, or permeable pavers/porous paving system.
- 4) Provide 1 handicap accessible parking space appropriately striped and signed.
- 5) Customer/Employee parking spaces must be a striped as minimum of 18.5' in length by 8.5' in width.
- 6) Provide a pedestrian accessible route (PAR) between the public right-of-way and the building.
- 7) Repair the existing concrete parking surface to remove potholes and cracks with weeds.
- 8) Remove the concrete block with fence post laying in the rear yard area.
- 9) Construct a 100 percent opaque eight-foot high visual barrier or screen on the east property line abutting the residential property. Chain link or wire fencing is prohibited.
- 10) Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
- 11) Replace deteriorated and non-ADA-compliant sidewalks and curbs along all property frontages. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
- 12) The driveways shall comply with current City Standards (including width, concrete thickness, apron dimensions and slopes). Depressed curb shall be installed (or maintained) through the driveway (curb should not follow the driveway flares).
 - a. Non-residential driveways shall be a minimum of 15 feet wide for one-way operation and 24 feet wide for two-way operation.
 - b. Non-residential driveways shall be a maximum of 30 feet wide.
 - c. Driveways shall be located a minimum of 50 feet from the intersecting curblines; and 5 feet from side property line; No part of the driveway apron shall encroach upon the intersection radii.
 - d. Driveway pavement (including the sidewalk at the driveway) shall be 8" thick concrete for commercial sites.
- 13) Western Ave is under the jurisdiction of the State. All work within the State right-of-way will require approval from Illinois Department of Transportation (IDOT).
- 14) Waivers due to existing site conditions for the following:
 - a. Service bay doors oriented toward the street and without screening from the public right-of-way. (Sec. 5.3.3.G)
 - b. No front yard landscaping along Western Ave. (Sec. 8.2)
 - c. Building setback greater than the build-to line of 15 feet. (Sec. 4.3.4.B)
 - d. Window and door fenestration less than 40 % on the Kettelle St façade. (Sec. 4.3.4.G)
 - e. Driveway access from Western Ave less than 75 feet from the street corner. (Sec. 4.3.4.G.3)

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m.

Floyd Rashid, property owner, provided a history of the zoning for the property.

Michael D Williams, petitioner, answered questions about the site and expressed concern for the conditions of approval. It was explained that if approved the special use and conditions must be completed and established within two years.

Denise Moore, a concerned citizen, expressed support for the proposed use.

Roger Sparks, a concerned citizen, spoke about the handicap accessibility requirements.

Robin Gathers, a concerned citizen, expressed the need for more green space and less concrete to be aesthetically pleasing.

Chairperson Wiesehan closed the public hearing at 1:55 p.m.

Discussion on the Findings of Fact for the rezoning was held.

Motion:

Commissioner Heard made a motion to approve the proposed rezoning, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

Discussion on the Findings of Fact for the special use was held.

Motion:

Commissioner Heard made a motion to approve the proposed special use as presented, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

CASE NO. PZ 19-15

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E Leiter on behalf of New Junction Ventures, LLC to amend an existing Special Use Ordinance No. 14,063, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two commercial buildings for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (including 5726 & 5728 N Knoxville Avenue, and 5713 – 5805 N Humboldt Avenue, with Parcel Identification Nos. 14-16-452-008, 14-16-452-009, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, 14-16-452-042, and 14-16-452-043), Peoria, IL (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-15 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

- 1) Install required signage for handicap accessible parking spaces.
- 2) Repair parking lot potholes located in the driveway from Humboldt Ave and in front of the Unity Point.
- 3) Provide a landscape plan for review prior to issuance of a building permit.
- 4) Provide an exterior lighting plan prior to issuance of a building permit.
- 5) Provide bicycle parking accommodations for at least 8 bicycles.
- 6) Right-in-only entrance on Prospect is allowed by PW contingent on approval by IDOT.
- 7) Waiver to reduce the required building front yard setback from 20 feet to 5 feet and 6.8 feet from the property line along Knoxville Ave for the two proposed buildings as noted on the site plan. (Sec. 4.3.6)

Tom Leiter, representing the petitioner, provided a summary of the proposed development.

Steve Kerr, engineer for the petitioner, provided additional details regarding the site plan.

Chairperson Wiesehan opened the Public Hearing at 2:26 p.m.