



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** March 5, 2020

**CASE NO:** PZ 20-4

**REQUEST:** Public Hearing on the request of Roxanne Olson to obtain a Special Use in a Class R-7 (Multi-Family Residential) District for a Non-Conforming Use Change for a Residence, Office and Music Studio, for the property located at 7150 N University Street, (Parcel Identification No. 14-08-301-010), Peoria IL (Council District 5)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for a Non-Conforming Use Change for a residence on the second floor, and an office and music studio on the ground floor, as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	13 regular parking spaces plus 2 handicap accessible spaces	None	Parking lot must be striped for all spaces and handicap parking signs must be updated to current standards.
Mechanical & Utility Screening	None proposed	None	None
Landscaping	No changes to existing trees and shrubs located in side and rear yards.	None	78 points of trees are required for the front yard. Parking lot points are met.
Buffers & Screening	None proposed	None	Garbage dumpsters, if visible from the public right-of-way, must be screened with a four-sided garbage enclosure.
Signs	1 existing 19 sq. ft in size, 5-foot tall monument sign is located in the front yard. No other signs proposed.	None	A special use in a residential district is allowed to have 1 freestanding sign not to exceed 20 sq. ft. in size and 5 ft in height.
Exterior Lighting	None proposed	None	None
Setbacks	No changes to existing building setbacks	None	None
Height	Existing building is 25 feet tall	None	None
Access & Circulation	One existing ingress/egress driveway from University St. This is shared with the adjacent property.	None	None

**BACKGROUND**

**Property Characteristics**

The subject property contains 1.15 acres of land and is currently developed with a two-story structure. The property is zoned Class R-7 (Multi-Family Residential) and surrounded by R-7 (Multi-Family Residential) zoning to the east, R-3 (Single-Family Residential) zoning to the north and west, and R-2 (Single-Family Residential) zoning to the south.

### History

The structure was originally built as a residence. In 1978, a Use with Approval was granted for offices. The property has been used for offices since.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R7 (Multi-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 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 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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Stripe parking lot, handicap signage, screen garbage dumpster, plant front yard landscaping.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	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:

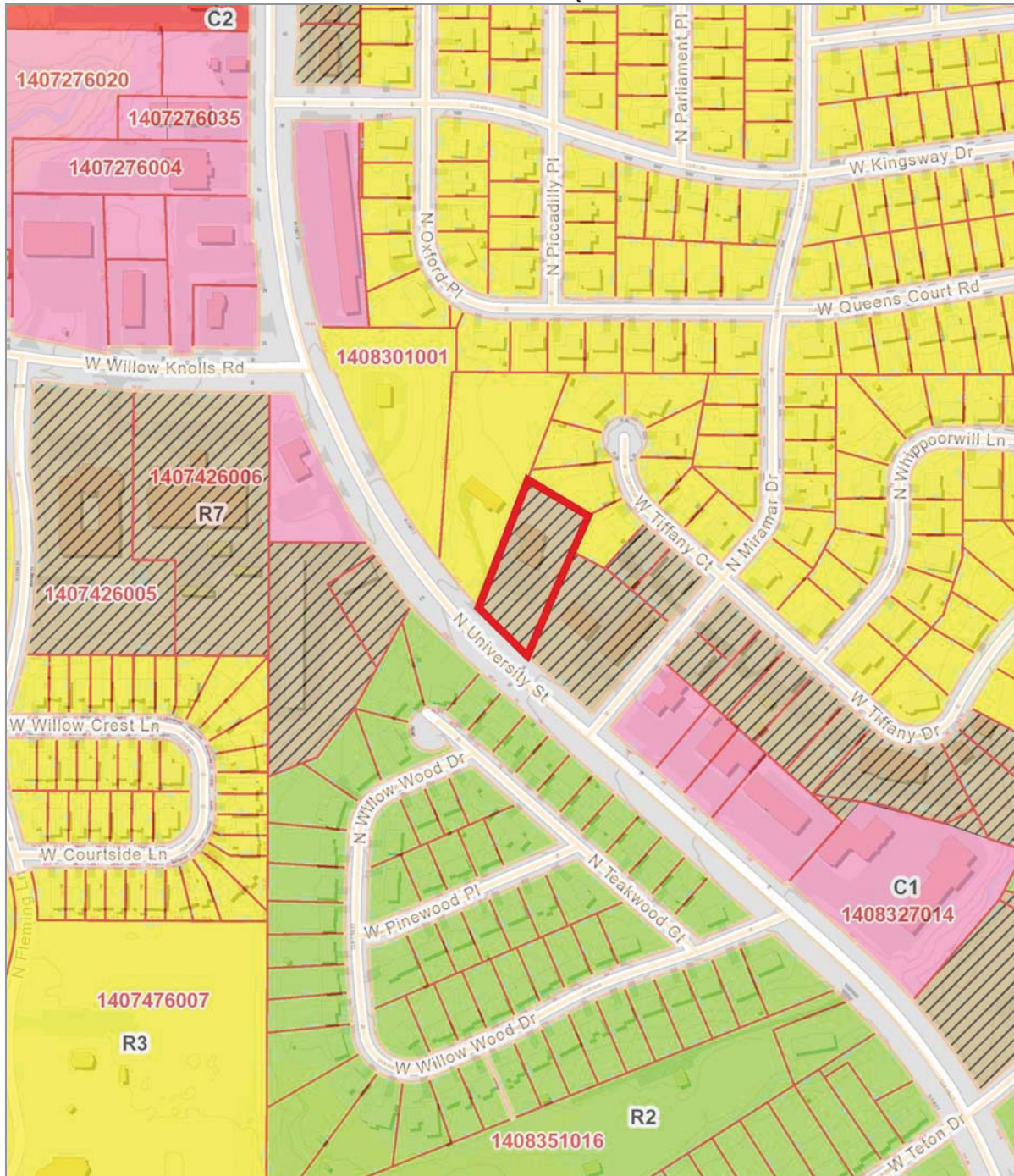
- 1) Stripe the parking lot for all regular and handicap accessible spaces.
- 2) Install handicap parking identification signs.
- 3) Construct a six to seven foot tall, four-sided solid garbage enclosure, with a gate for access.
- 4) Plant 78 points of trees in the front yard for landscaping requirements.
- 5) Remove the Class II recreational vehicle, currently parked on the grass, from the property as it exceeds the allowable size in a residential district.

**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 meeting all applicable code requirements through all phases of the development.

### ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plans
4. Traffic counts
5. Photo

# 7150 N University St



*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 = 333 feet**  
2/12/2020





# 7150 N University St



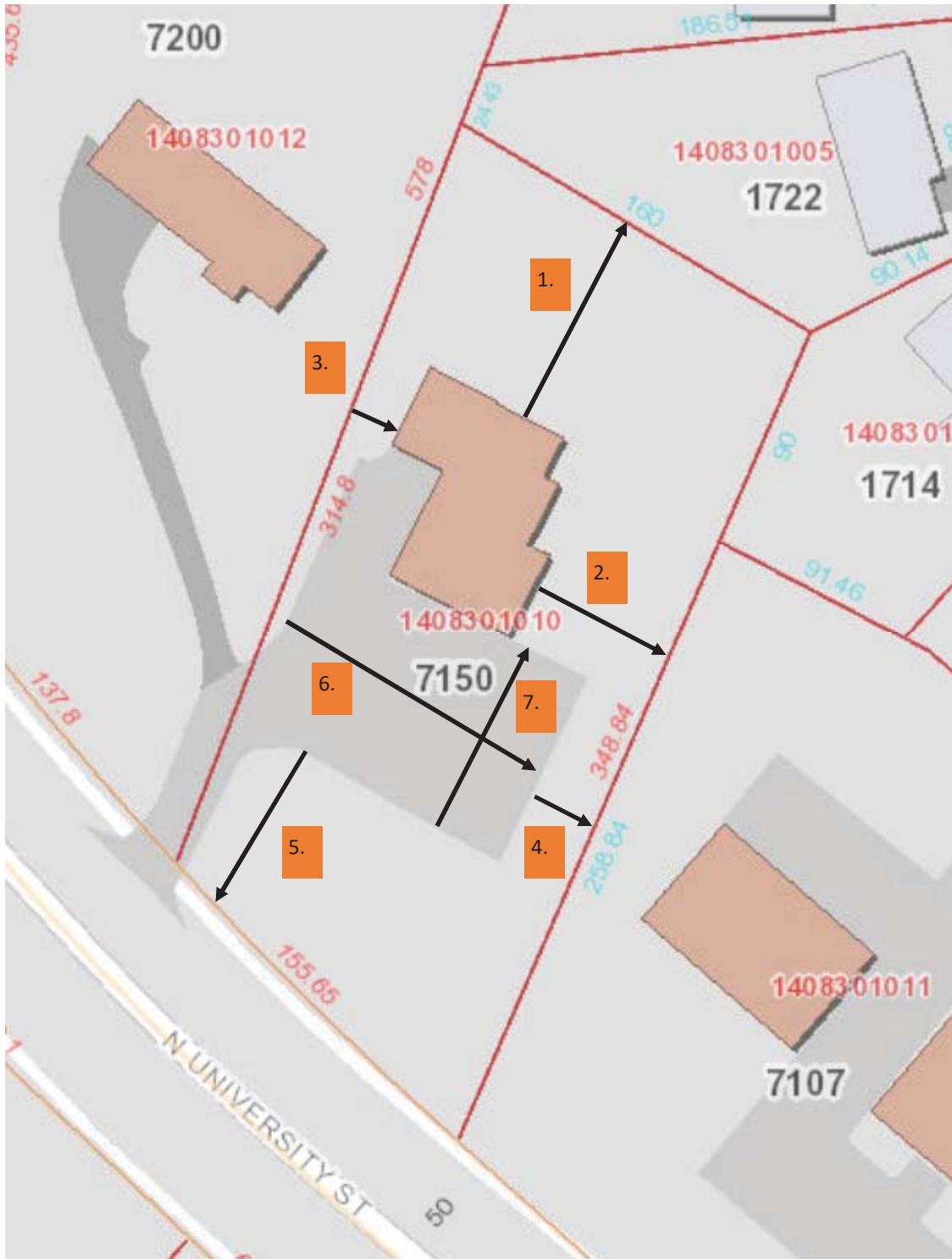
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Map Scale  
1 inch = 83 feet  
2/12/2020

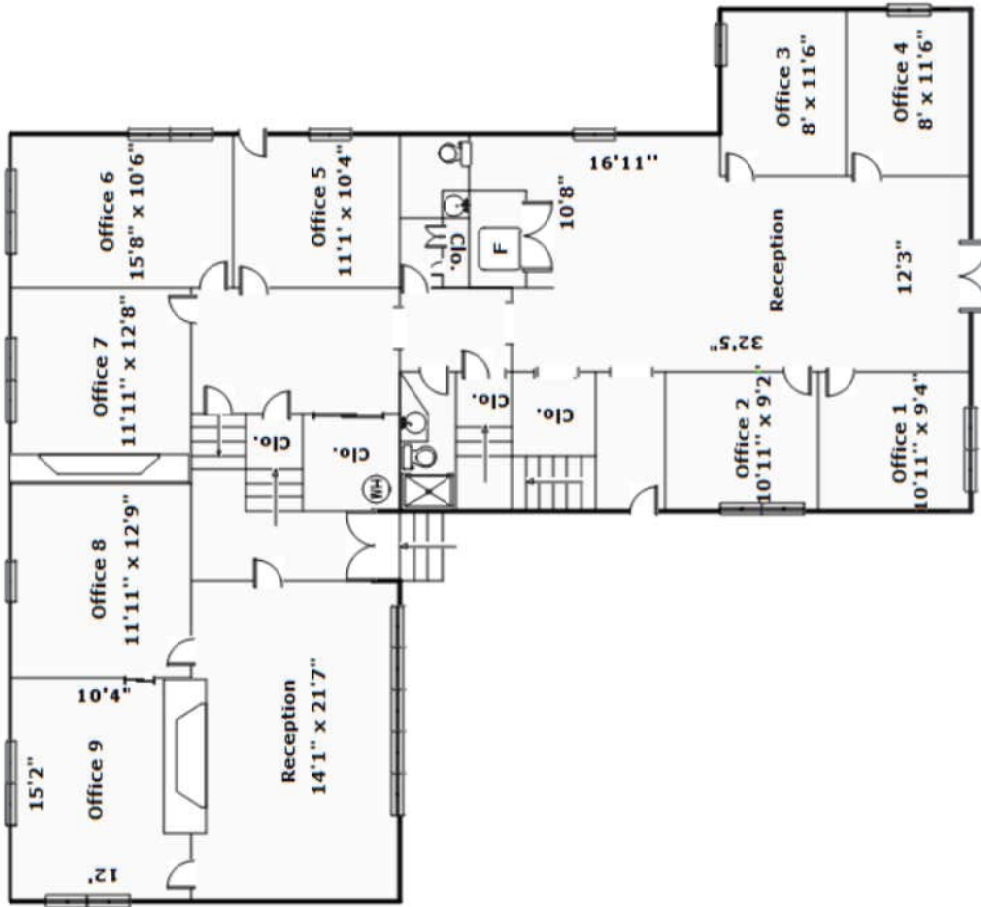
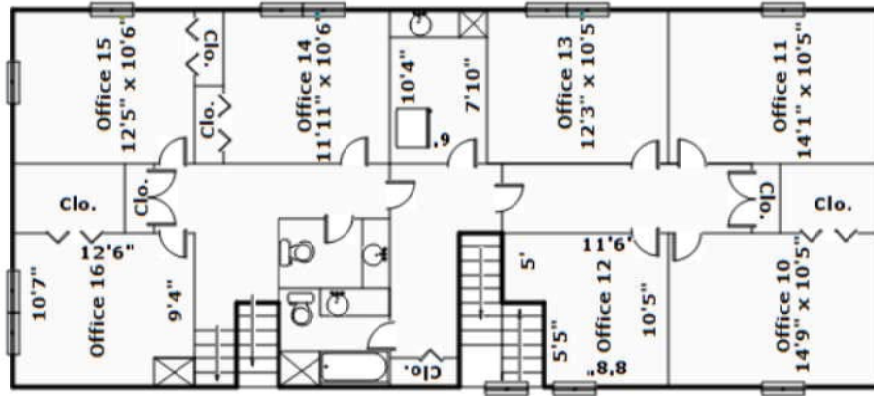






**Measurements**

1. 85'
2. 60'
3. 22'
4. 27'
5. 70'
6. 117'
7. 79'





January 29<sup>th</sup>, 2020

Planning and Zoning Commission Application

To whom it may concern,

Here are the approximate car counts coming in and out a day

12-25 cars multiplied to 7 days/week 84 to 175 per week. Our current location is

Perfect Melody Music Studio  
7310 N University St Peoria, IL 61614

For any further questions, please don't hesitate to reach us at 872.806.9656, [roxyolson@yahoo.com](mailto:roxyolson@yahoo.com)

Thank you so much!

Roxanne T. Olson  
Brandon L. Olson



# 7150 N University Street

