



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: May 6, 2021

CASE NO: PZ 273-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Leo Johnson of Leo Johnson Auto Sales to obtain a Special Use in a Class C-N (Neighborhood Commercial) for Auto Sales, for the property located at 2316 SW Jefferson Avenue (Parcel Identification No. 18-17-182-001), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an auto sales business as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	6 regular parking spaces plus 2 handicap accessible spaces	None	Install handicap parking signage. Add one bicycle parking space. All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
Mechanical & Utility Screening	None proposed	None	None
Landscaping	Two trees along with numerous shrubs are proposed at the southeast corner of the property.	None	Due to the existing site conditions with limited planting area, the landscape plan is acceptable through the alternative landscaping regulations.
Buffers & Screening	An existing six-foot tall fence is located along the south and east property lines	None	The fence is in disrepair and must be removed or repaired to acceptable standards.
Signs	None proposed	None	Building and freestanding signs are allowed with a separate sign permit.
Exterior Lighting	None proposed	None	Exterior lighting cannot exceed 0.5 foot candles when measured at the property lines.
Setbacks	No changes to existing building setbacks	None	None
Building	Existing masonry building is 21 feet tall.	None	Portions of the building façade have peeling paint which must be removed and repainted.
Access & Circulation	The property is accessible from SW Jefferson Ave.	None	None

BACKGROUND

Property Characteristics

The subject property contains 0.13 acres (5,663 sq. ft.) of land and is currently developed with a single-story commercial structure. The property is zoned Class C-N (Neighborhood Commercial) and surrounded by Class C-N (Neighborhood Commercial) zoning to the north, south, east, and west.

History

The structure was originally built sometime prior to 1964. In 2003, a Special Use for Used Auto Sales was granted. The auto sales use has since been replaced with an auto repair use.

Date	Zoning
1931 - 1958	J Light Industrial
1958 - 1963	J Light Industrial
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	CN (Neighborhood 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 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	Install handicap parking signs, remove or repair fence, remove peeling paint/repaint exterior building facade
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 and waiver:

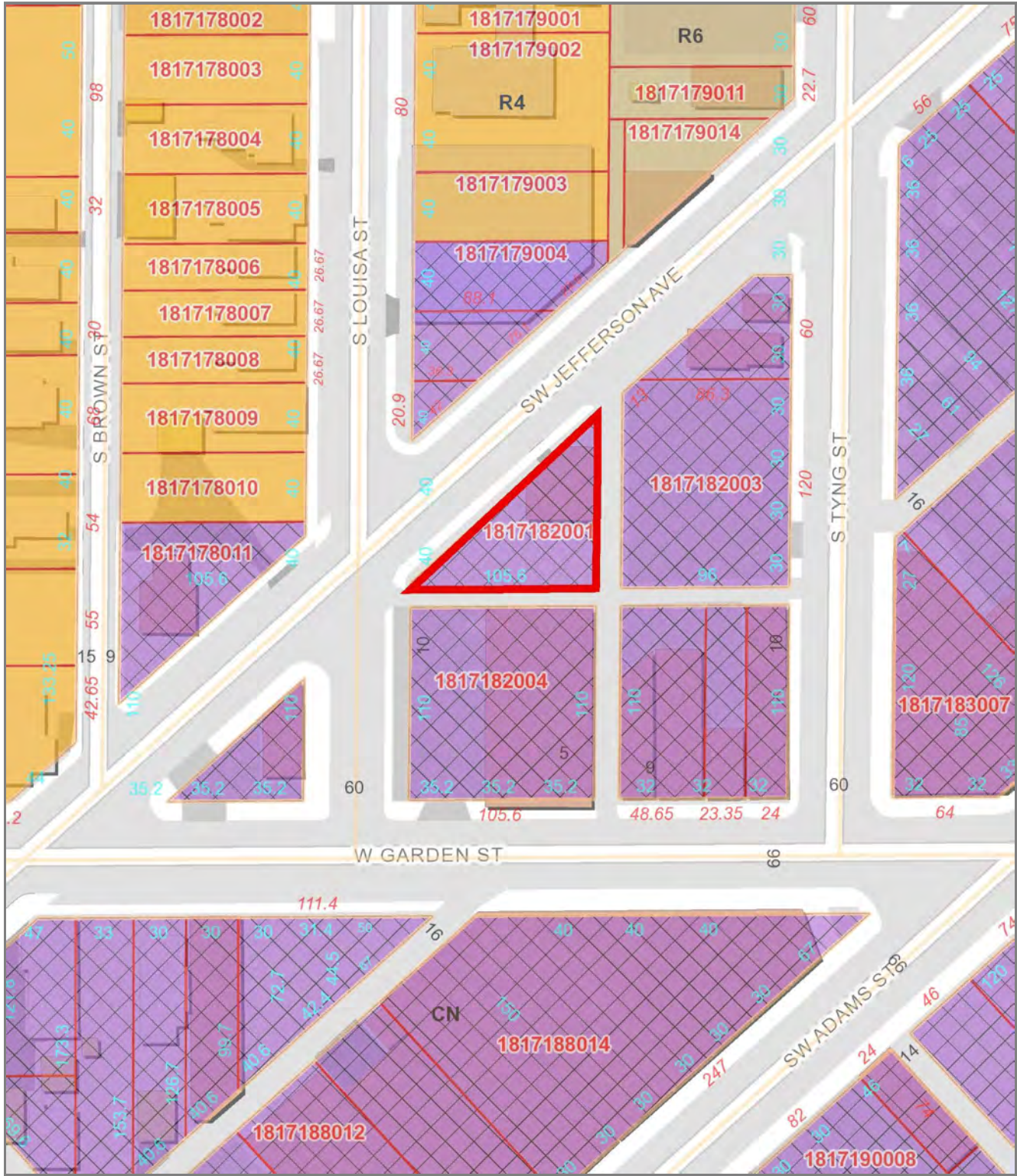
- 1) Stripe the parking lot for all regular and handicap accessible spaces.
- 2) Provide for one bicycle parking space.
- 3) Install handicap parking identification signs.
- 4) Remove or repair existing fence.
- 5) Remove peeling paint and repaint exterior building façade as needed.
- 6) Replace deteriorated and non-ADA compliant sidewalks and curbs along property frontage.
- 7) Waiver to allow for alternative landscape plan as shown on site plan.

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 Plan
4. Photos

2316 SW Jefferson Ave



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 = 83 feet
4/29/2021



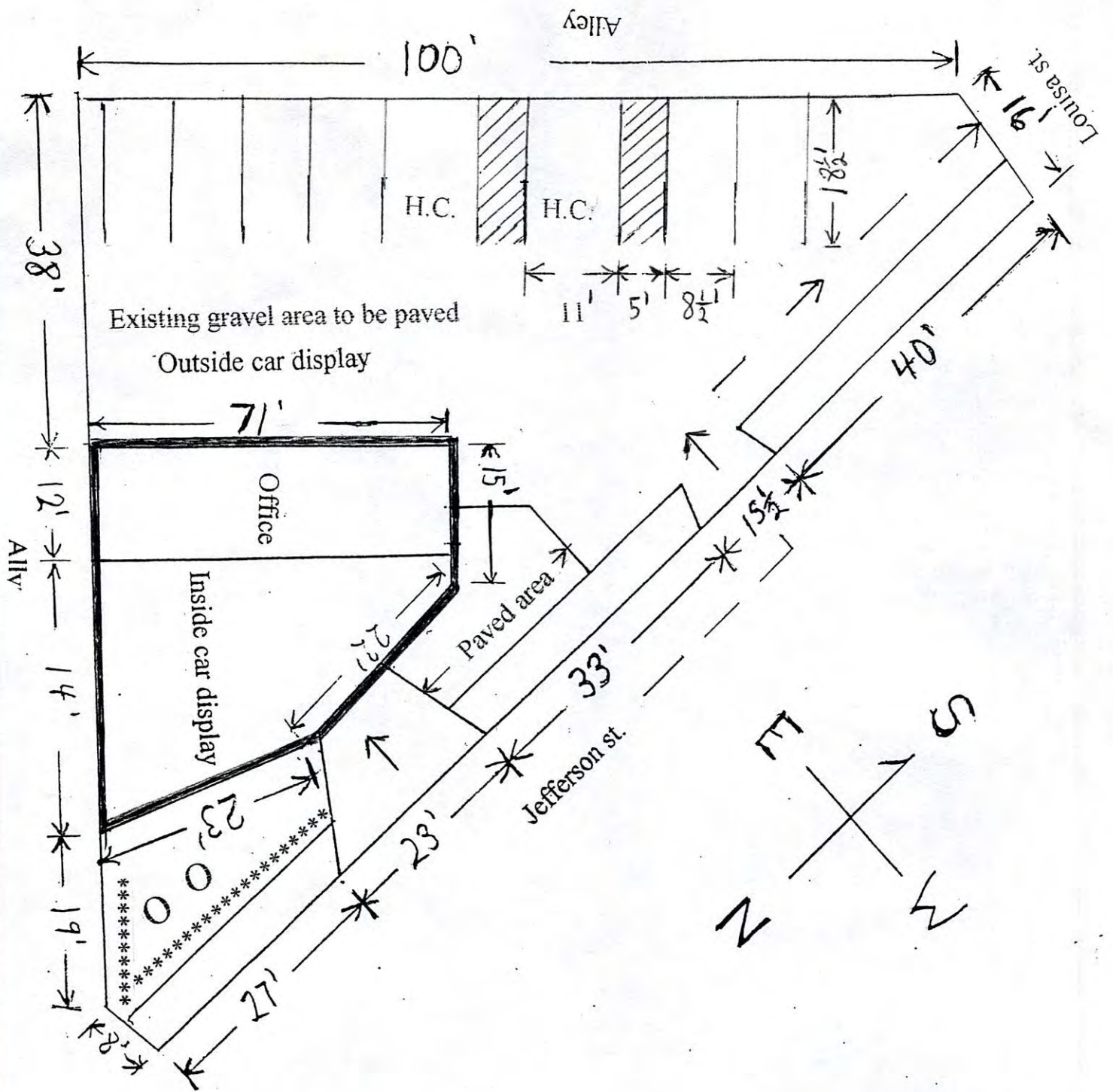
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Map Scale
1 inch = 42 feet
 4/29/2021





SCALE

1/16 of an inch = a foot
 Building 1420 square foot

Inside display area is already paved, out side display area will be paved upon approval of my application.

O = Tree
 * = Shrub



NO PARKING
IN FRONT OF
BUSINESS
ESTABLISHMENTS
OR
BUSINESS
OFFICES
ON
WEDNESDAY
MAY 17 2017

WATER
RESOURCES
CONSERVATION
COMMISSION





NO
PARKING
ANY
TIME

ONE WAY

STOP

