



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 5, 2017
CASE NO: PZ 17-03

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Exposition Gardens to amend an existing Special Use Ordinance No 17,070, in a Class R-2 Single Family Residential District to remove property from the boundary of the Special Use and to rezone property from a Class R-2 (Single Family Residential) District to a Class C-1 (General Commercial) District for the property identified as Parcel Identification No. 14-17-100-001 with an address of 1601 W Northmoor Road, Peoria, Illinois (Council District 4).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

Northmoor Road is scheduled for reconstruction from University Street to Allen Road beginning in August 2017. The designed improvements to Northmoor Road include a four-way signalized intersection with Rosemead Dr and Northmoor Rd and dedication of right-of-way to construct frontage-like roads providing access to Northmoor Grade School, Expo Gardens, and Richwoods High School. The proposed design is intended to improve the condition of the road and alleviate traffic congestion. See attached Exhibit A.

The proposed dedication of the frontage roads creates new parcels subdivided out of Expo’s property as shown on Exhibit A. The lots on both sides of the new frontage road are proposed for rezoning to C-1 (General Commercial).

The Northmoor Rd project also involves land owned by Peoria Public Schools (PPS) as both the Northmoor Grade School and Richwoods High School are impacted by the road improvements. During discussions with the City regarding the Northmoor Rd project, Expo Gardens and PPS elected to resolve property issues that include the sale of land. The result is the removal of land from the boundaries of Expo’s Special Use.

The following is a description of Expo’s site and proposed amendment to the Special Use to remove land being sold to Peoria Public Schools.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Existing parking conditions to remain. Parking is located throughout the site providing temporary event parking and daily use parking.	A waiver was granted with previous approval of Special Use Ordinance 17,070 to allow parking on an unpaved surface.	No objection
Mechanical & Utility Screening	No changes proposed to existing mechanical and utility equipment.	None	No objection
Landscaping	Existing – no change	None	No objection
Buffers & Screening	A berm has been constructed along the west property line and a natural wooded area exists to the north and northwest. Both areas provide screening for adjacent residential properties. No changes proposed.	None	In compliance

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Signs	Existing sign to be replaced. If rezoned to C1, the sign may be up to 25 feet in height and 70 sq. ft in size.	None	Must comply with zoning district regulations
Exterior Lighting	No changes to existing lighting of site.	None	Exterior lighting cannot exceed 3 foot candles when measured at the property line.
Setbacks & Yards	No changes proposed to existing buildings.	None	All new construction must comply with zoning district regulations.
Height	No changes proposed to existing one and two-story buildings.	None	In compliance
Access & Circulation	See Exhibit A	None	No objection

BACKGROUND

Property Characteristics

The subject property contains approximately 78 acres of land and is developed as the Exposition Gardens fairgrounds. The property is zoned Class R-2 (Single Family Residential) District and surrounded by R-2 (Single-Family Residential) zoning to the north and east, and R-3 (Single Family Residential) zoning to the south and west.

History

The subject property has been zoned single family residential since it was annexed to the City in 1986. In 1989, a Special Exception for a fair grounds was granted. In 2000 and 2009, a Special Use was granted for a wireless communication facility, which is now null and void since not constructed. In 2013, a Special Use for a Fair Grounds was approved with conditions and waivers to define the allowable events and terms of use for the property.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R2 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The petitioner is proposing to rezone the southern 8.5 acres of the subject property from R-2 (Single Family Residential) to C-1 (General Commercial). The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The subject property is surrounding by R-2 (Single Family Residential) zoning to the north, west, and east, and R-3 (Single Family Residential) and R-6

Standard	Standard Met per Community Development Dept. Review
	(Multi-Family Residential) zoning to the south, Existing uses of nearby property include residential and schools.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to C-1 (General Commercial).
<u>LaSalle Factor #3</u> : Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	None
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for commercial uses serving the adjacent residential neighborhoods.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for C-1 (General Commercial).
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property has been vacant for approximately 30+ years
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Low Density Residential.

The Petitioner is also requesting to amend the boundary of the Special Use to remove property which is subject to sale to Peoria Public Schools. The DRB examines this request 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	Existing conditions
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) 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 to rezone land to C-1 (General Commercial) and remove property from the boundary of the Special Use with the following conditions:

- 1) Approval of a subdivision plat to provide for the dedication of public streets and creation of lots.
- 2) Approval of a tract survey for the conveyance of land to the adjacent property owner (Peoria Public Schools).
- 3) New subdivision lots, whether or not located within the Special Use boundary, must comply with zoning district regulations upon development.
- 4) If new subdivision lots are removed from the boundaries of the Special Use, any signs must be removed or conform to the regulations of the zoning district.

And the following existing conditions and waivers of the Special Use:

- 5) The HOI Fair as conducted in past years.
- 6) Two (2) ¼ scale Tractor events per year (each event is one weekend) conducted within the boundary of the interior road system.
- 7) One (1) Outdoor Concert per year (must end no later than 10:00 PM) conducted within the boundary of the interior road system.
- 8) No additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.
- 9) All non-internal combustion motors or amplified events must take place within the boundary of the interior road system, with the exception of:
 - a) Running events.
 - b) Parking in the area adjacent to Northmoor Road.
 - c) Use of the existing camp grounds for camping purposes.
- 10) Outdoor events are limited to typical fairgrounds related activities and must comply with all City codes.
- 11) A berm must be constructed along the west property line adjacent to the camp grounds.
- 12) Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.
- 13) Waiver to allow parking on an unpaved surface.
- 14) Eliminate the Special Use application fee of \$7,500.

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. Exhibit A
2. Surrounding Zoning
3. Aerial Photo
4. Site Plan
5. Photos

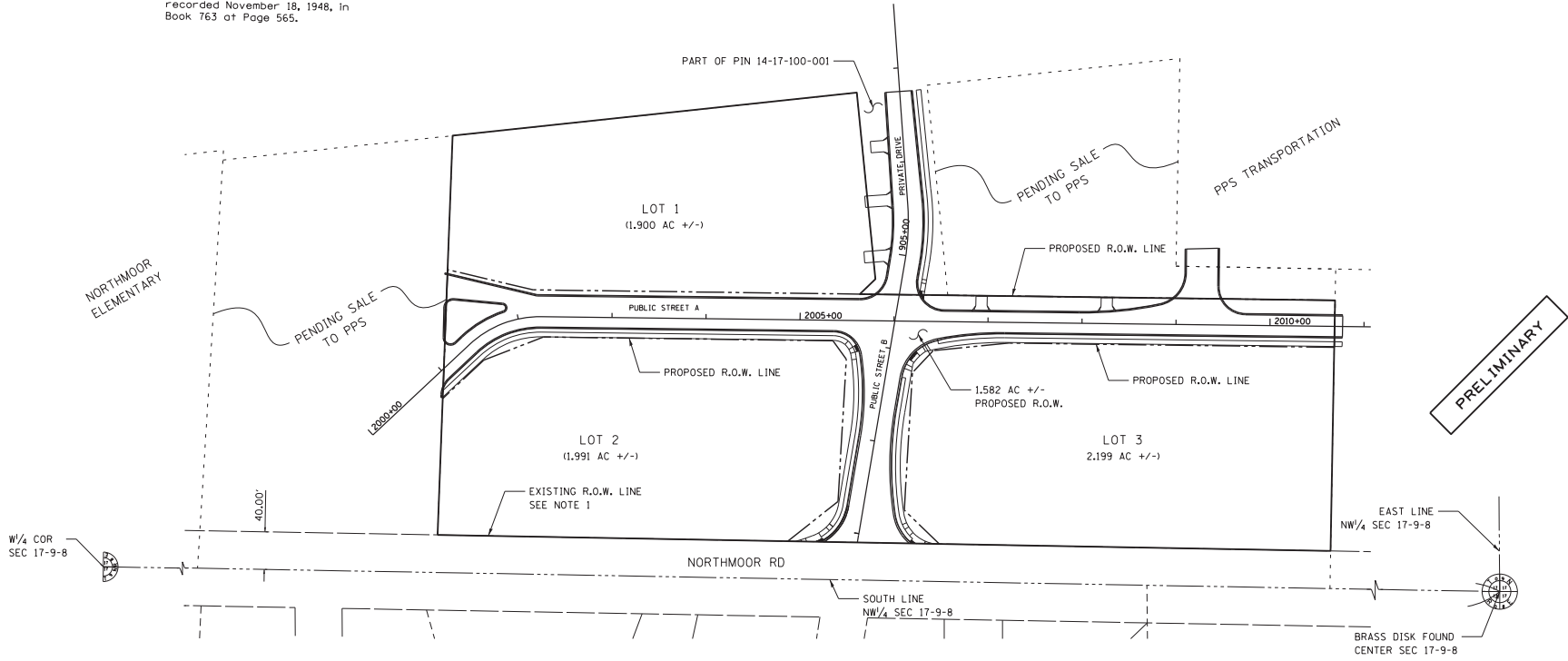
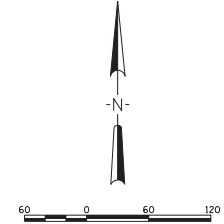
LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FACE OF CURB LINE
- PROPOSED BACK OF CURB LINE
- PROPOSED SIDEWALK
- PROPOSED ENTRANCE
- PROPOSED RIGHT OF WAY LINE
- - - - R.O.W.
- - - - RIGHT OF WAY
- ↖ NOT TO SCALE

EXPOSITION GARDENS

PIN 14-17-100-001

NOTES:
1. Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948, in Book 763 at Page 565.



PRELIMINARY

NUMBER	REVISION	DATE	DRAWN	DESIGNED	REVIEWER

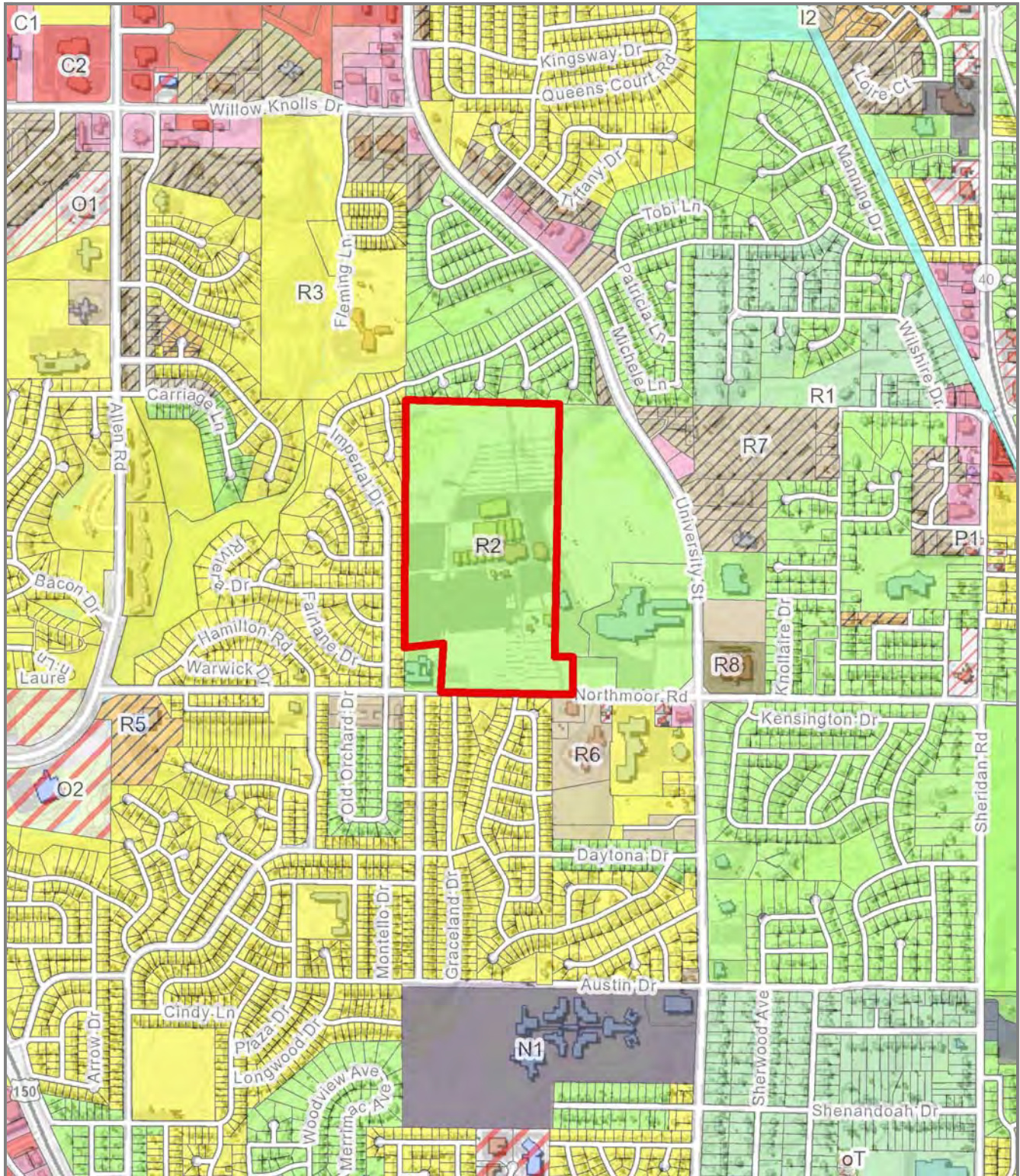
EXPOSITION GARDENS					
Division No.	19 (071)	Project No.	MS-C-EXP03680013/SDM-20161221/DON	Scale	1" = 60'
Date	12/22/2016	DESIGNED	12/22/2016	DRAWN	12/22/2016
		SIP		SIP	ADC
		REVIEWED	12/22/2016	REVIEWED	12/22/2016

HANSON
Consideration of the Environment
 Hanson Professional Services Inc.
 Springfield, Illinois 62703-2888
 Offices Nationwide

SKETCH PLAN
 PART OF THE NORTHWEST QUARTER,
 SECTION 17-9-8,
 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
 PEGORIA COUNTY,
 NORTHMOOR ROAD SECTION 05-00302-00-PV

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1601 W Northmoor Road



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

Map Scale
1 inch = 1333 feet
12/16/2016

1601 W Northmoor Road



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Map Scale
1 inch = 667 feet
12/16/2016

↑NORTH↑

November 29, 2016

EXPO



Tract II current Bus Driver Parking Lot (use to cease)

Parcels A, B & C constitute Tract V being sold to School Board

Southerly 470 feet of Lot A to be rezoned as C-1

Proposed new location of bus driver parking lot to be sold to School Board

Tract III (School use to exit bus parking lot to cease.)

Area sought to be re-zoned to C-1 from R-2



SITE PLAN SHOWING PROPOSED AMENDMENTS





South Restroom



Ameren Bldg



Labor Bldg



Beer Garden



Youth Bldg



Opera House



Dairy Barn





Dr. Livestock



Swine Barn



Beef 2



Beef 1



Sheep Barn



Maintenance Shed



Back of Livestock Barns



Arena



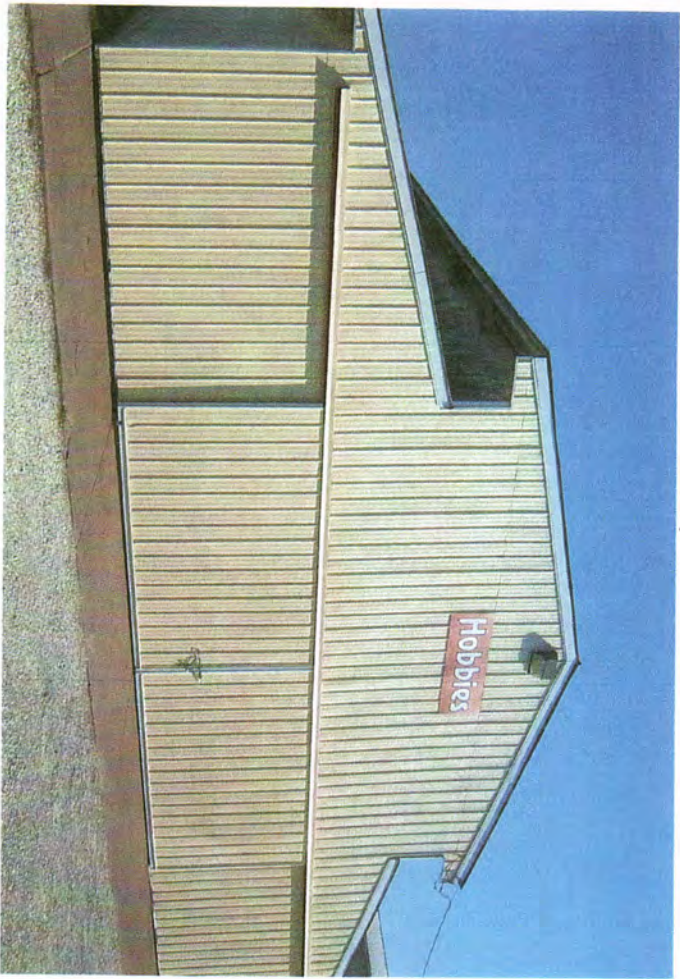
Dog House



Ag Bldgs



Photography



Hobbies



Foods



Floriculture