



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board (prepared by Kimberly Smith)  
**DATE:** August 4, 2016  
**CASE NO:** PZ 16-26

**REQUEST:** Hold a Public Hearing and forward a recommendation to the City Council on the request of K. Santo Evans, to rezone property from a Class CG (General Commercial) to a Class I-2 (Railroad/Warehouse Industrial) and for a Special Use for Meat Processing and Packing, No Slaughtering, for the property located at 3545 SW Precast Way (Parcel Identification Nos. 18-19-202-067), Peoria, Illinois (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to:

- 1) Rezone the property from a Class CG (General Commercial) to a Class I-2 (Railroad/Warehouse Industrial), and
- 2) Obtain a Special Use for Meat Processing and Packing, No Slaughtering, as described below, and in the attached documents.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	26; none required.	None	In compliance
Mechanical & Utility Screening	Required to meet code.	None	Required to meet code.
Landscaping	Transitional buffer yard is provided; final plan will meet code requirements.	None	Required to meet code.
Signs	Required to meet code.	None	Required to meet code.
Exterior Lighting	Not provided; required to meet code requirements.	None	Lighting plan required prior to issuance of a building permit
Setbacks, Yards	Existing conditions.	None	In compliance
Height	31 feet	None	In compliance

**BACKGROUND**

**Property Characteristics**

The subject property contains 2.32 acres of land, developed with a concrete business. The property is zoned Class CG (General Commercial). It is surrounded by R-4 (Single Family Residential) zoning to the north, west and east, the CG (General Commercial) district to the south, and the R-3 (Single Family Residential) district to the southeast.

**History**

The zoning history follows.

Date	Zoning
1931 - 1958	J – Light Industrial
1958 - 1963	J – Industrial
1963 - 1990	C-3 – General Commercial
1990 - 2007	C2 (Large Scale Commercial)

**SITE PLAN REVIEW BOARD ANALYSIS**

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 surrounded by Single Family Residential. I-2 (Railroad/Warehouse Industrial) Zoning District allows intensive industrial uses, and is not intended to be located adjacent to single family residential uses.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	The proposed, more intensive zoning classification allows for uses that could negatively impact quality of life for surrounding residential property.
<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.	Additional impacts including, noise, dust, and vibration could be introduced as a result of the uses permitted in the proposed zoning district.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	Additional jobs close to residential could be added; however that may not out-weight the potential impact on quality of life, health, safety and general welfare.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject has had commercial zoning dating to at least 1963.
<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 zoning has been commercial for over 50 years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None demonstrated for this location beyond potential, additional jobs in close proximity to residential.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Mixed Use.

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

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Potential	None
No injury to other property or diminish property values	Potential	None

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No impediment to orderly development	Potential	None
Provides adequate facilities	Existing	None
Ingress/Egress measures designed to minimize traffic congestion	Existing	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Subject to rezoning and special use approval.	None
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Grow employers	N/A

**SITE PLAN REVIEW BOARD RECOMMENDATION**

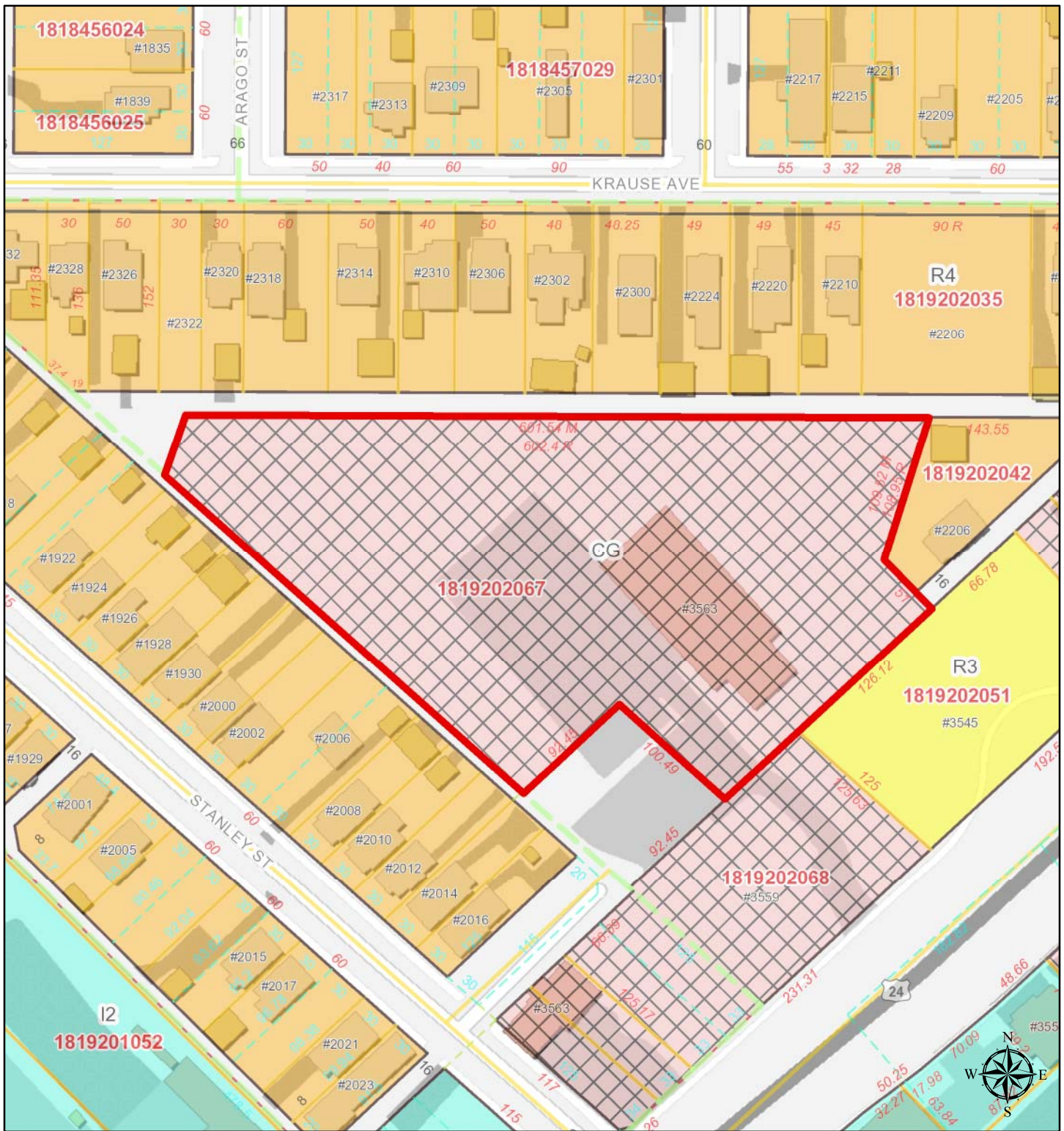
The Site Plan Review Board recommends DENIAL of the requested rezoning and special use.

**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.

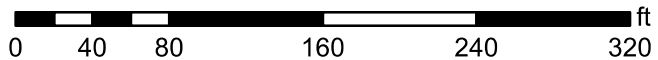
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings
5. Application addendum supplied by the applicant

# PZ 16-26



1 inch = 100 feet



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

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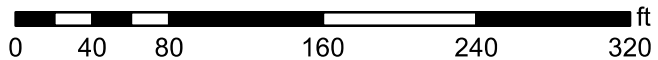




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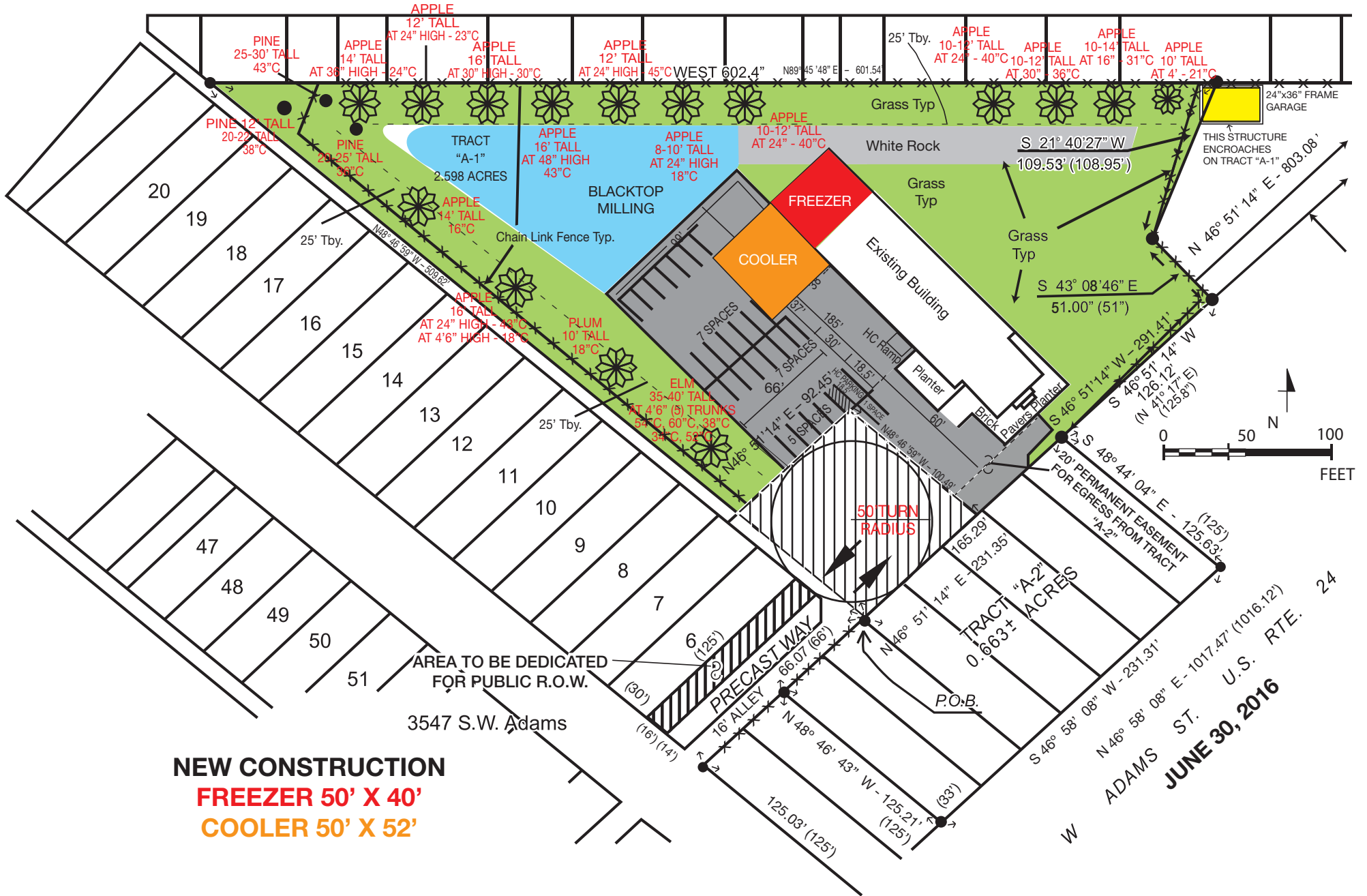


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**NEW CONSTRUCTION**  
**FREEZER 50' X 40'**  
**COOLER 50' X 52'**

**JUNE 30, 2016**

Freezer / Cooler Building for Kencor Ethnic Foods, Inc.



Expansion for cooler / Freezer Processing area with Panels



1. Cooler



2. Processing area





Cooler / Freezer



## **Kencor Ethnic Foods Inc.**

Kencor is a developer and marketer of African food products. Kencor introduced its first product in October 2004. The product is an African Styled Smoked Dried Fish. This is the principal product produced and sold. The actual fish used for this product is catfish. The principals are Morgan and Jean Enowmbitang. Prior to the establishment of Kencor Morgan spent more than 10 years working for some of the largest food producers in the US as an engineer who developed processing systems for: Unilever-America, Kraft Foods and Hershey Chocolate. Jean has extensive training as a development specialist and management experience. Morgan oversees the production operations and Jean manages the day to day operations overall.

Kencor seeks to relocate to Central Illinois for strategic reasons. Kencor has reached a maximum capacity in its current location. Kencor believes Central Illinois affords a proximity to the Illinois River as well as other waterways that will benefit them. Kencor has grown its revenues by approximately 50% to the current levels however; the current space prevents further growth. Central Illinois and the Precast address would allow Kencor to supply the current demand currently being unsatisfied.

Below are some important considerations for decision makers with respect to this relocation.

1. Currently Kencor receives frozen fish and processes it.
2. Kencor uses the entire fish (Skins, heads tails and entrails)
3. Kencor expects to grow to receive fresh fish.
4. Kencor will continue to use the entire fish whether fresh or frozen.
5. Kencor produces zero waste from fish.



6. Solid materials from the fish processing would not go into city sewer system.
7. Fish odors not would impact neighbors
8. Neighbors would smell wood smoke during the smoking process which is estimated to be approximately 2 hours of the cooking time which based on current levels would be 3 times per week.
9. Kencor operates a USDA inspected facility.
10. Kencor has enjoyed a health relationship at its current location with both commercial and residential neighbors.
11. Kencor expects to create approximately 12 jobs over the next year. Kencor believes that number could grow by as much as 5 in the foreseeable future.

The significance of Kencor using the entire fish should be considered in this context. This is the principle reason it produces no odor. There is no waste to sit out and rot while the trash collector makes rounds. Kencor recognizes the importance of community and the need to be a good neighbor. It is important to understand the impact of the above list. We believe it shows through the conscious efforts of Morgan and Jean Enowmbitang the processes being implemented go beyond functional operation standard and demonstrate a willingness to be a good neighbor.