



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (Prepared by Leah Allison)
DATE: July 7, 2016
CASE NO: PZ 16-25

REQUEST: Public Hearing on the request of Exposition Gardens for approval of the Peace Brothers Motorcycle Rodeo Event to be held on August 27, 2016, 10:00 a.m. to 4:00 p.m. at Exposition Gardens, located at 1601 W. Northmoor Road, Parcel Identification No. 14-17-100-001, Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL

The petitioner is requesting to host the Peace Brothers Motorcycle Rodeo event on Saturday, August 27, 2016 from 10:00 am to 4:00 pm in the arena building at Exposition Gardens. According to the Petitioner, motorcycles will race from one end of the arena building to the other, with each race lasting three minutes in length.

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 by City Council. In 2013, City Council approved a Special Use which amended the Special Exception and included the following conditions:

- 1) The HOI Fair as conducted in past years.
- 2) Two (2) ¼ scale Tractor events per year (each event is one weekend) conducted within the boundary of the interior road system.
- 3) One (1) Outdoor Concert per year (must end no later than 10:00 PM) conducted within the boundary of the interior road system.
- 4) No additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.
- 5) 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.
- 6) Outdoor events are limited to typical fairgrounds related activities and must comply with all City codes.
- 7) A berm must be constructed along the west property line adjacent to the camp grounds.
- 8) Landscaping for the front yard along Northmoor Road and the previously constructed parking lot expansion located in the southwest corner of the property must be planted, in compliance with the Zoning Ordinance, within three (3) years.
- 9) Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.

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

SITE PLAN REVIEW BOARD ANALYSIS

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 | Yes | See Condition of Approval below |
| 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 | Per Special Use | None |
| Comprehensive Plan Critical Success Factors | 1) Grow Employers and Jobs 2) Reinvest in Neighborhoods | N/A |
| City Council Strategic Plan Goals | Grow Peoria: Businesses, Jobs, and Population | N/A |

SITE PLAN REVIEW BOARD RECOMMENDATION

Staff does not object to the request subject to the following condition, which was included with the Special Use approval:

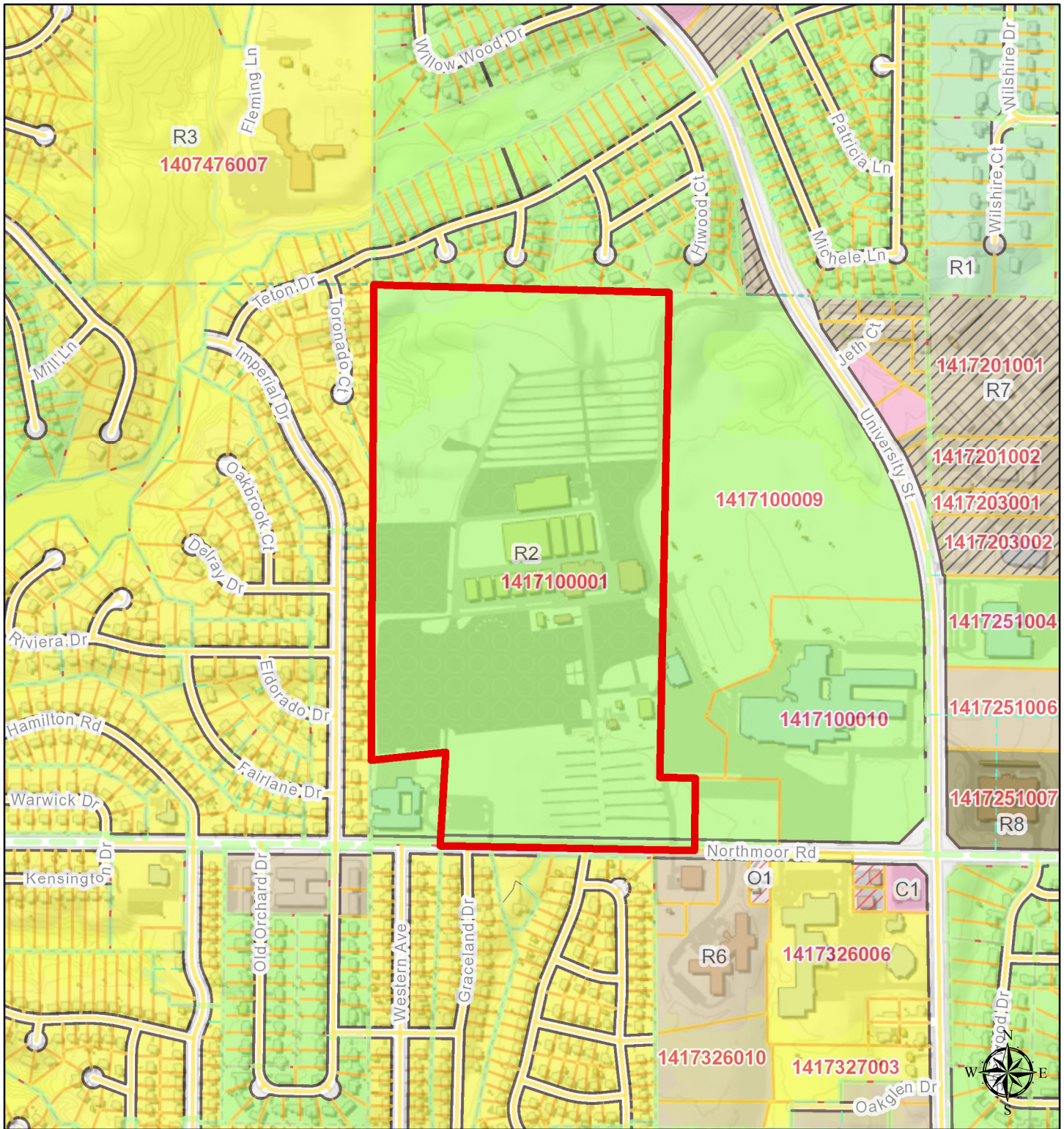
- 1) Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.

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.

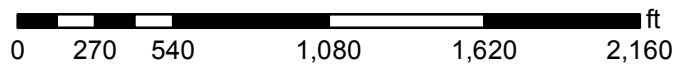
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan

Expo Gardens

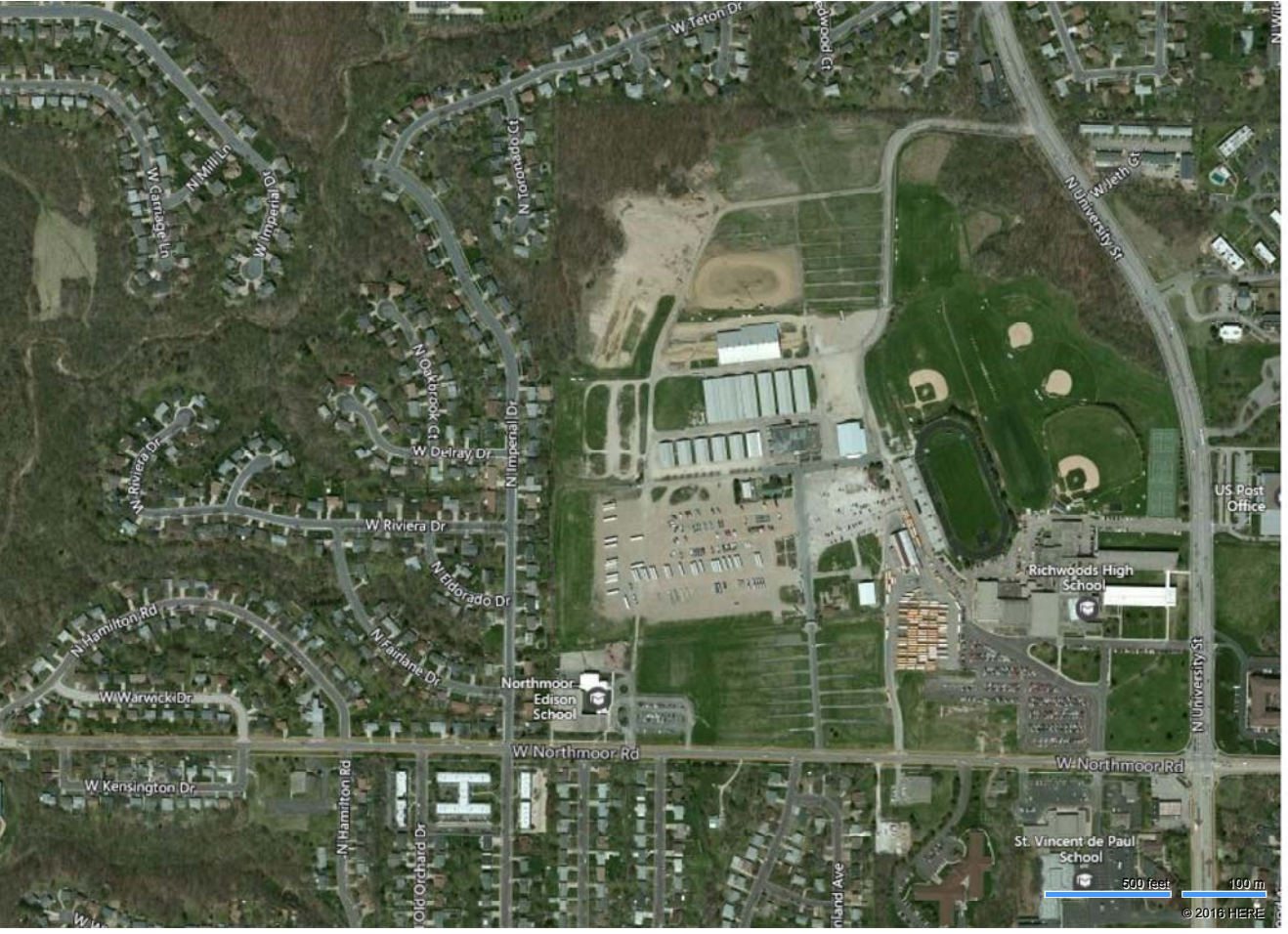


1 inch = 667 feet



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





W Teton Dr

W Garrison Ln

W Garrison Ln

W Milliken

W Imperial

N Toronado Ct

N Outlook Ct

W Delray Dr

N Imperial Dr

W Riviera Dr

N Eldorado Dr

N Fairlane Dr

N Hamilton Rd

W Warwick Dr

W Kensington Dr

N Hamilton Rd

Old Orchard Dr

W Northmoor Rd

Inland Ave

N University St

W Jeth Ct

N University St

Northmoor
Edison
School

Richwoods
High
School

US Post
Office

St. Vincent de Paul
School

500 feet 100 m

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EXPO GARDENS
www.expogardensinc.com
Home of the Heart of Illinois Fair
www.heartofillinoisfair.com
P.O. Box 3334
Peoria, Illinois 61612

PZ 16-25

May 31, 2016

City of Peoria
Planning & Zoning
City Hall
419 Fulton, Room 300
Peoria, IL 61602

RE: Special Use Ordinance No 17,070
Revised Condition No. 4

Exposition Gardens, Inc. would like to request a place on the next available City Council agenda if deemed necessary. The event described below was approved by the Council in 2015 and we are unsure if a request needs to be made each year.

Sponsor: Peace Brothers Motorcycle Club
Mr. Terry Edwards
1914 Griswold, Peoria, IL 61605

Phone Contact: Willie Smith 309-361-3147
Event Date: Saturday, August 27, 2016
Location: Exposition Gardens, Inc., 1601 W Northmoor Road, Peoria, IL 61614
Arena, site map attached

Time: Event begins at 10:00 a.m. and ends at 4:00 p.m.

History: This event is called Peace Brothers Motorcycle Rodeo. This is the 45th year it has been held at Exposition Gardens.

Contract: Contract completed and deposit paid subject to Council approval.

Event Description: Motorcycles race from one end of the Arena to the other. Two divisions, children and adults. Approximately 10 entries in children classes and 10-20 in adult classes. Duration of each race three minutes. Children must wear helmets.

Other: Peoria City/County

Health Department license is obtained and food is served behind the Opera House. This event will be the same as 2015 and the 2015 event was approved.

If you need additional information on this event please call the office at 309-691-6332, We will await notification of the date this will be added to the Zoning & Council agendas.

Sincerely

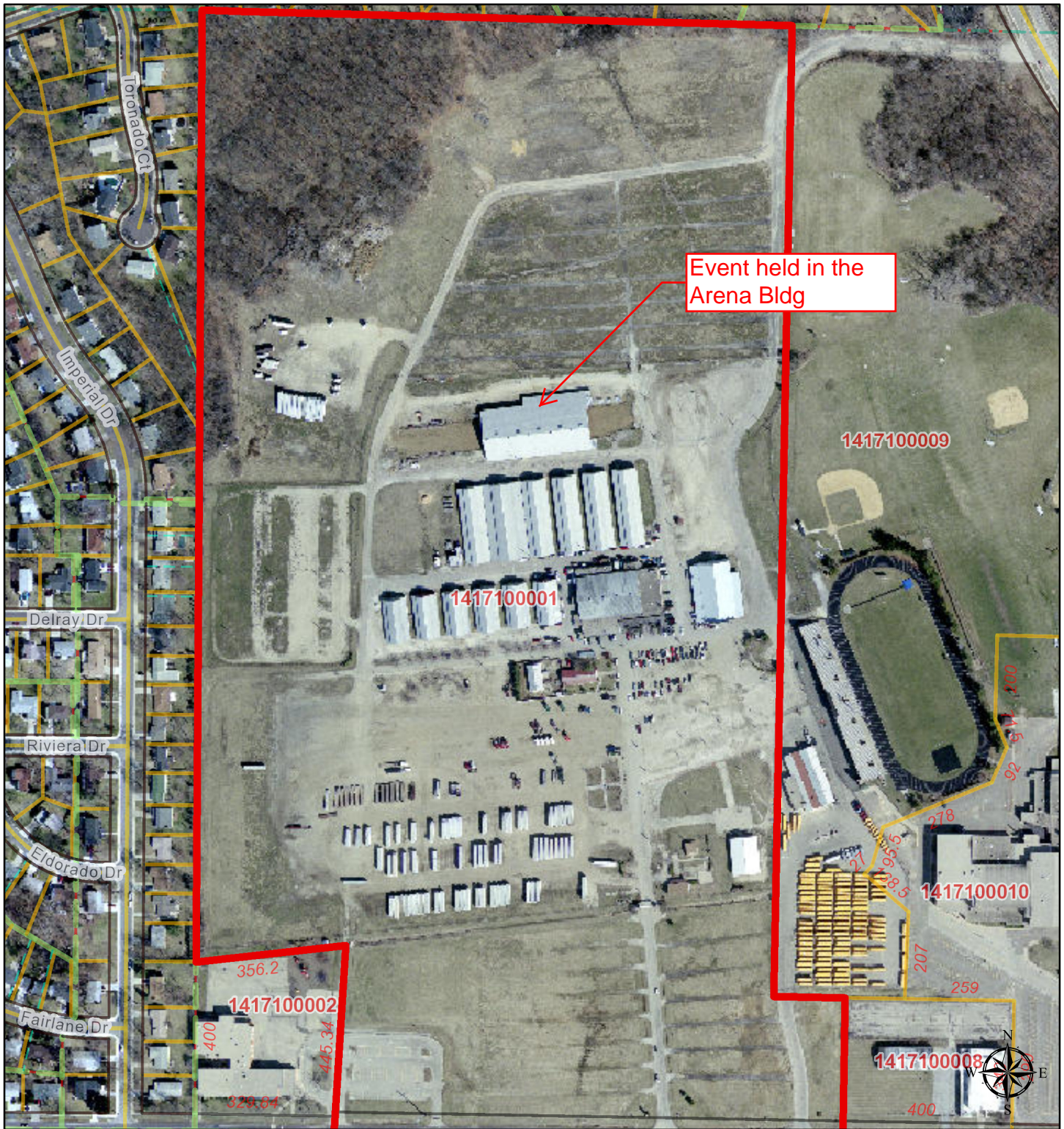
Rob Murphy
President

jmj

cc: T Edwards

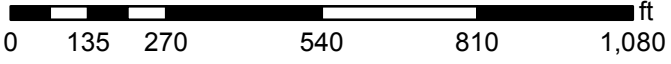
P.O. Box 3334 • Peoria, Illinois 61612
309.691.6332 (fax) 309.691.2372

Expo Gardens



Event held in the
Arena Bldg

1 inch = 333 feet



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Peoria County, IL, HERE, USGS
County of Peoria, IL and the Surdex Corporation

