



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: September 3, 2020

CASE NO: PZ 20-20

REQUEST: Hold a Public Hearing and forward a recommendation to City Council of the request of Brian Colgan of Colgan Carp Solutions, Inc. to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for Miscellaneous Food Processing/Manufacturing (Carp Fish Processing, Packaging and Distribution), for the property located at 8606 N Pioneer Road (Parcel Identification No. 14-06-276-009), Peoria IL. (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for a Carp Fish Processing, Packaging and Distribution facility located in an existing 4,000 sq. ft. building as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Four parking spaces plus one handicap accessible space	None	Number of parking spaces including handicap are in compliance. One bicycle parking space must be provided.
Mechanical & Utility Screening	Mechanical equipment is screened by existing 10-foot tall concrete wall.	None	In Compliance
Landscaping	Will comply with landscaping requirements.	None	Landscaping point requirements are: FY Pioneer = 65 (4 trees) FY Industrial = 165 (9 trees) Parking = 5 (1 shade tree) and continuous hedge.
Signs	None proposed at this time.	None	A separate sign permit is required for any proposed building or freestanding signs.
Exterior Lighting	No changes to existing building lighting.	None	None
Height	Approximately 20 feet	None	None
Access & Circulation	Existing drive approaches from Pioneer Rd and Industrial Rd. No sidewalks installed with original development.	Eliminate requirement to install sidewalks.	Install sidewalks along the frontages of Pioneer and Industrial Rds.
Freezer Containers	Three 8 ft x 40 ft freezer containers placed in front of and attached to the building.	None	None

BACKGROUND

Property Characteristics

The subject property contains 1.83 acres of land and is developed with a 4,000 sq. ft., two-story building. The property is zoned Class I-1 (Industrial/Business Park) and surrounded by Class I-1 (Industrial/Business Park) to the north, south, east, and west.

History

The property was developed in 2006 as a contractor's office and storage yard.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	I1 (Light-Industrial)
1990 - Present	I1 (Industrial/Business Park)

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, front yards & parking lot landscaping, install sidewalks.
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:

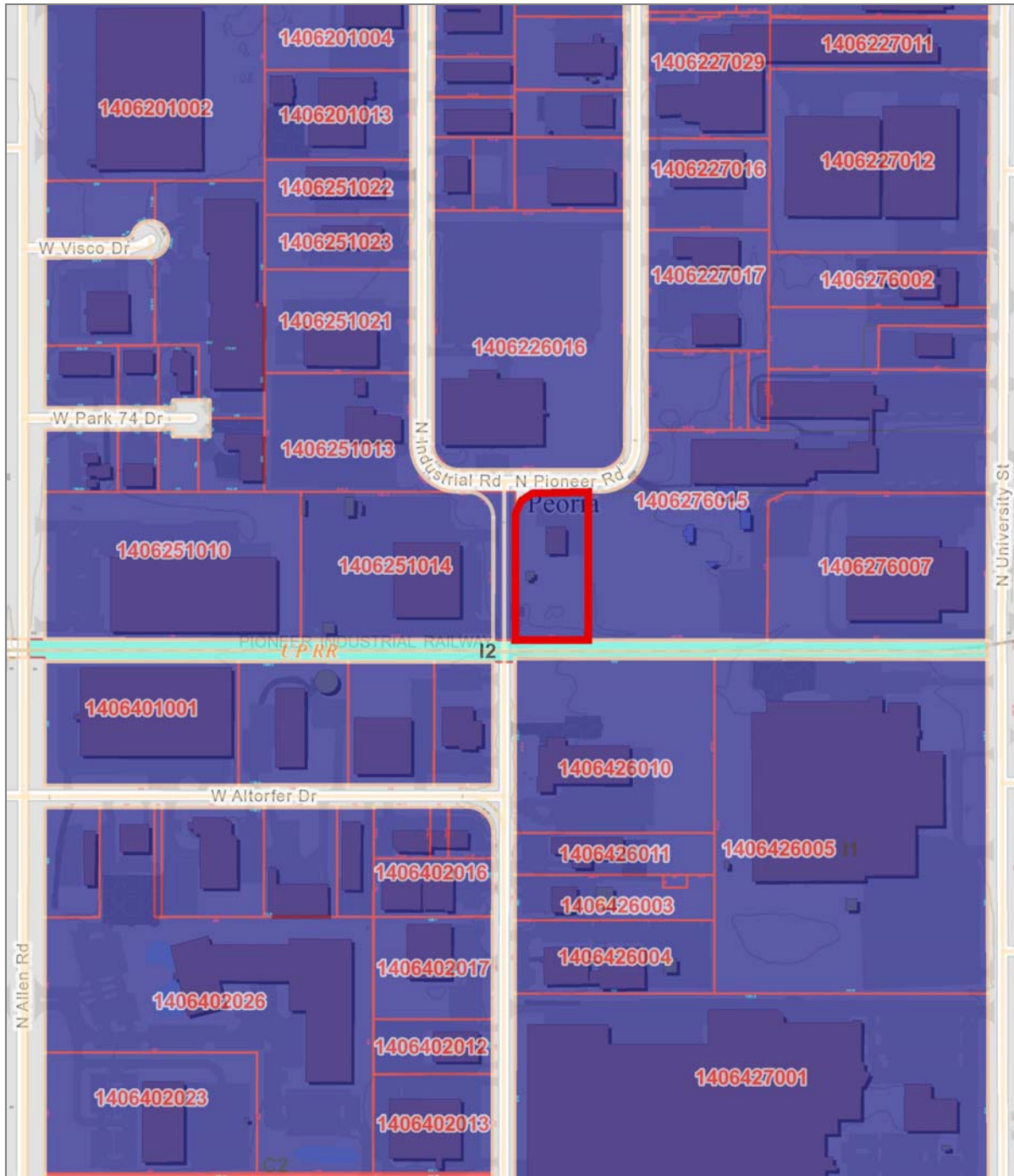
- 1) Provide one bicycle parking space.
- 2) Provide a landscape plan meeting required points or an alternative plan for the front yards of Pioneer Rd, Industrial Rd, and the parking lot, prior to issuance of a building permit.
- 3) Install a sidewalk along Pioneer Rd and Industrial Rd including a pedestrian accessible route to the building.

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. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photos

8606 N Pioneer Road



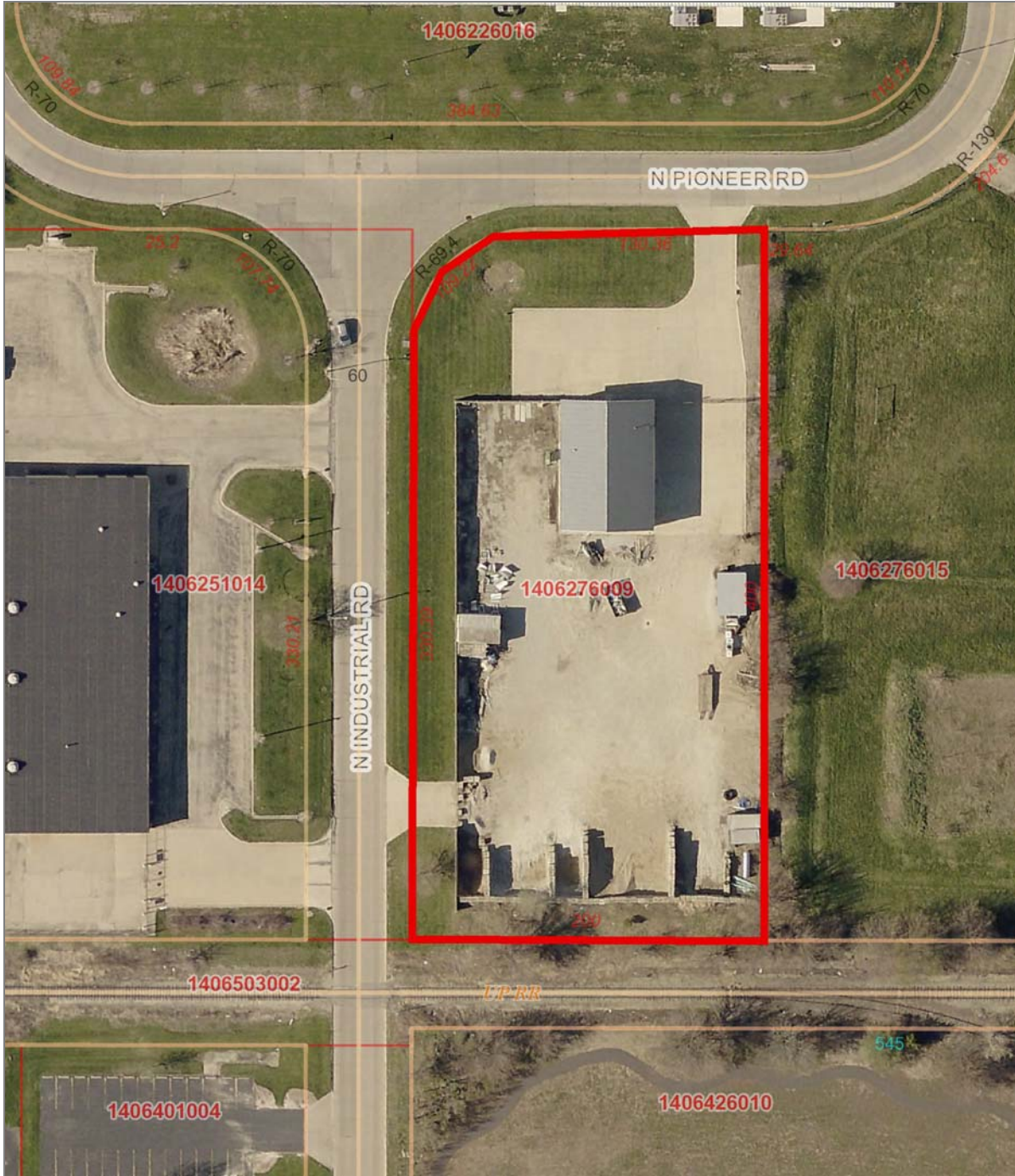
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division



Map Scale
1 inch = 400 feet
8/26/2020



8606 N Pioneer 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 used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

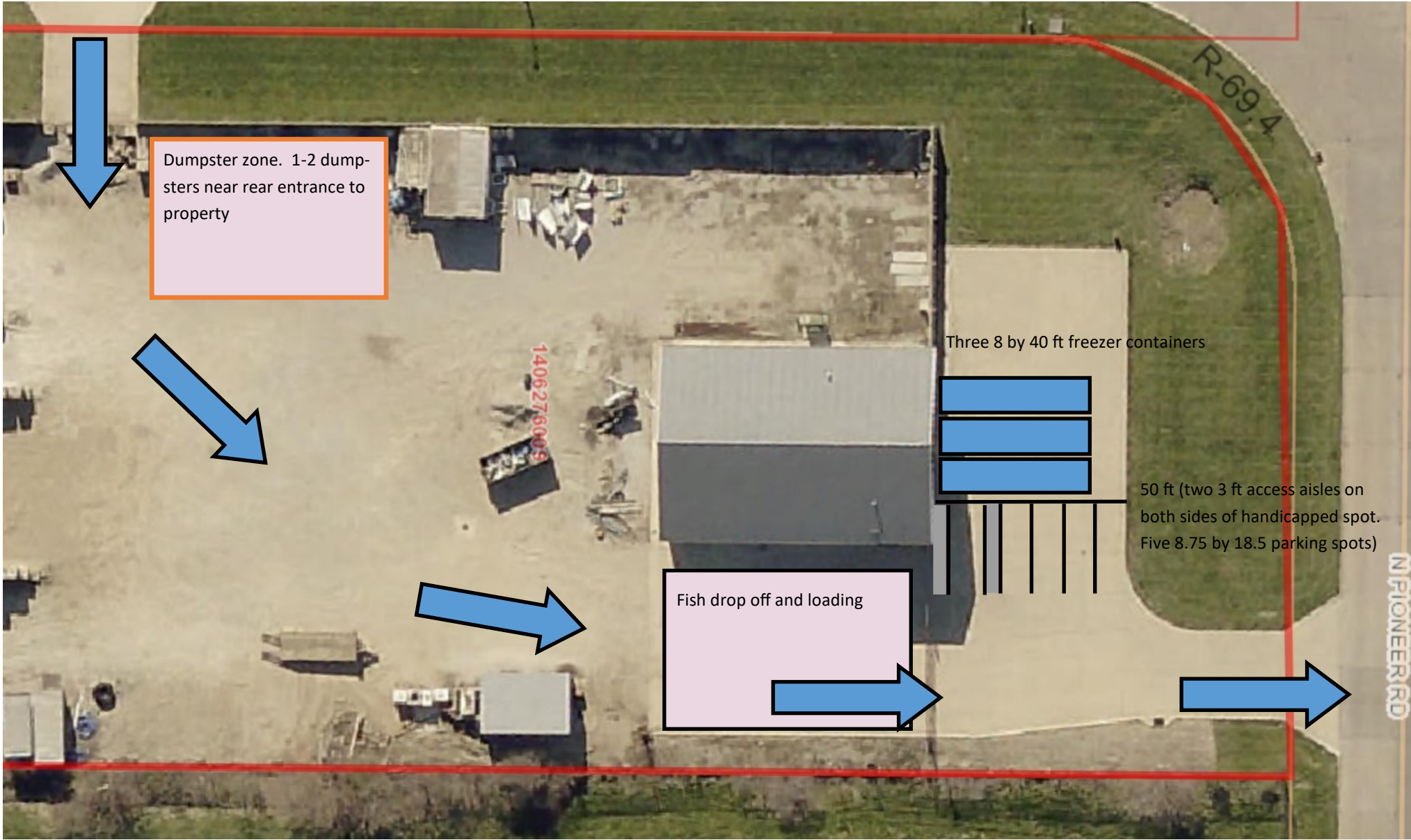
Map Scale
1 inch = 83 feet
8/26/2020











Commercial Fishermen and Reefer Trucks will follow the arrowed path through the property. Fish Drop off and truck loading will take place at the three garages (on concrete slab)

48' X 72' CCS PEORIA COPY COMMERCIAL



From the River: After catching fish, commercial fishermen will pull their trailer/boat with fish to CCS' Peoria Headquarters. CCS requires fish on ice to ensure no fish have spoiled and no odor is emitted. As fishermen enter the property, they will unload into totes. The totes will then be weighed. Depending on weather, ice will either be added or the fish will go right into the cold room or freezer.



Cutting Frozen Fish: Once fish are frozen in the freezer container, they will be cut in the cold room. Our automated cutting machine ensures employee safety, product size consistency, and quality control. Additionally, frozen processing significantly reduces any possibility of odor.



Cold Room: In this temperature controlled room, we will prepare fish for processing. From iced totes, fish will be racked for freezer containers (-20 degree). Once frozen, fish will return in the cold room for cutting, boxing, and shipment prep. Once palletized, we will weigh, and load onto reefer truck or freezer container.

