



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: February 1, 2018

CASE NO: PZ 18-01

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Michael Teague to obtain a Special Use in a Class C-1 (General Commercial) District for Used Auto Sales for the property identified as Parcel Identification No. 14-07-276-002, with an address of 7419 N University Street, Peoria IL. (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use in a Class C-1 (General Commercial) District for Used Auto Sales. This request is due to recent enforcement action on the site as it was established without the proper approvals. The petitioner wishes to establish the used auto sales business at the noted location with approximately 21 spaces of vehicle display and 3 spaces for customer parking.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No changes to existing site	N/A	N/A
Mechanical, Refuse & Utility Screening	No changes to existing site	N/A	Any existing items which are visible must be screened
Landscaping	See attached site plan	N/A	The proposed landscaping does not comply with requirements. Landscaping plan from industry expert required.
Buffers & Screening	No changes to existing site	N/A	N/A
Signs	No changes to existing site	N/A	Separate sign permits will be required to erect new wall and/or freestanding signs. Existing unused freestanding sign is not compliant and overhangs the property line and should be removed
Exterior Lighting	No changes to existing site	N/A	N/A
Setbacks, Yards	No changes to existing site	N/A	N/A
Height	No changes to existing site	N/A	N/A
Access & Circulation	See attached site plan	N/A	N/A
Awnings, Canopies, & Porches	No changes to existing site	N/A	N/A

BACKGROUND

Property Characteristics

The subject property contains .69 acres of land and is currently developed as a vacant commercial building (previous gas station). The property is zoned C1 (General Commercial) District and surrounded by the following classifications:

North	C2 (Large Scale Commercial) District	South	C1 (General Commercial) District
East	R7 (Multi-Family Residential) District	West	C1 (General Commercial) District

History

A previously approved Special Use for Used Auto Sales in 2004 was abandoned by a previous applicant. The property was annexed into the City of Peoria through the Richwoods Township Annexation of 1964.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each Special Use application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Special Use Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	No detriment if Use Standards and Conditions are met
No injury to other property or diminish property values	Yes	No injury or diminishment if Use Standards and Conditions are met
No impediment to orderly development	Yes	No impediment if Use Standards and Conditions are met
Provides adequate facilities	Yes	
Ingress/Egress measures designed to minimize traffic congestion	Yes	
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Non-Compliant with setbacks and landscaping.
Comprehensive Plan Critical Success Factors	Grow employers and jobs	Factor met if Use Standards and Conditions are met
City Council Strategic Plan Goals	Attractive Neighborhoods with Character: Safe and Livable	Goal will be met if Use Standards and Conditions are met

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions:

1. A compliant landscaping plan provided by a landscape professional shall be submitted for review through the alternative compliance process due to the lack of landscaping area available on the site.
2. The existing freestanding sign shall be removed as it overhangs into the public way.
3. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
4. All vehicle sales use standards shall be met:
 - a. Vehicle display area must be depicted on a site plan subject to Development Review Board approval.
 - b. All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.

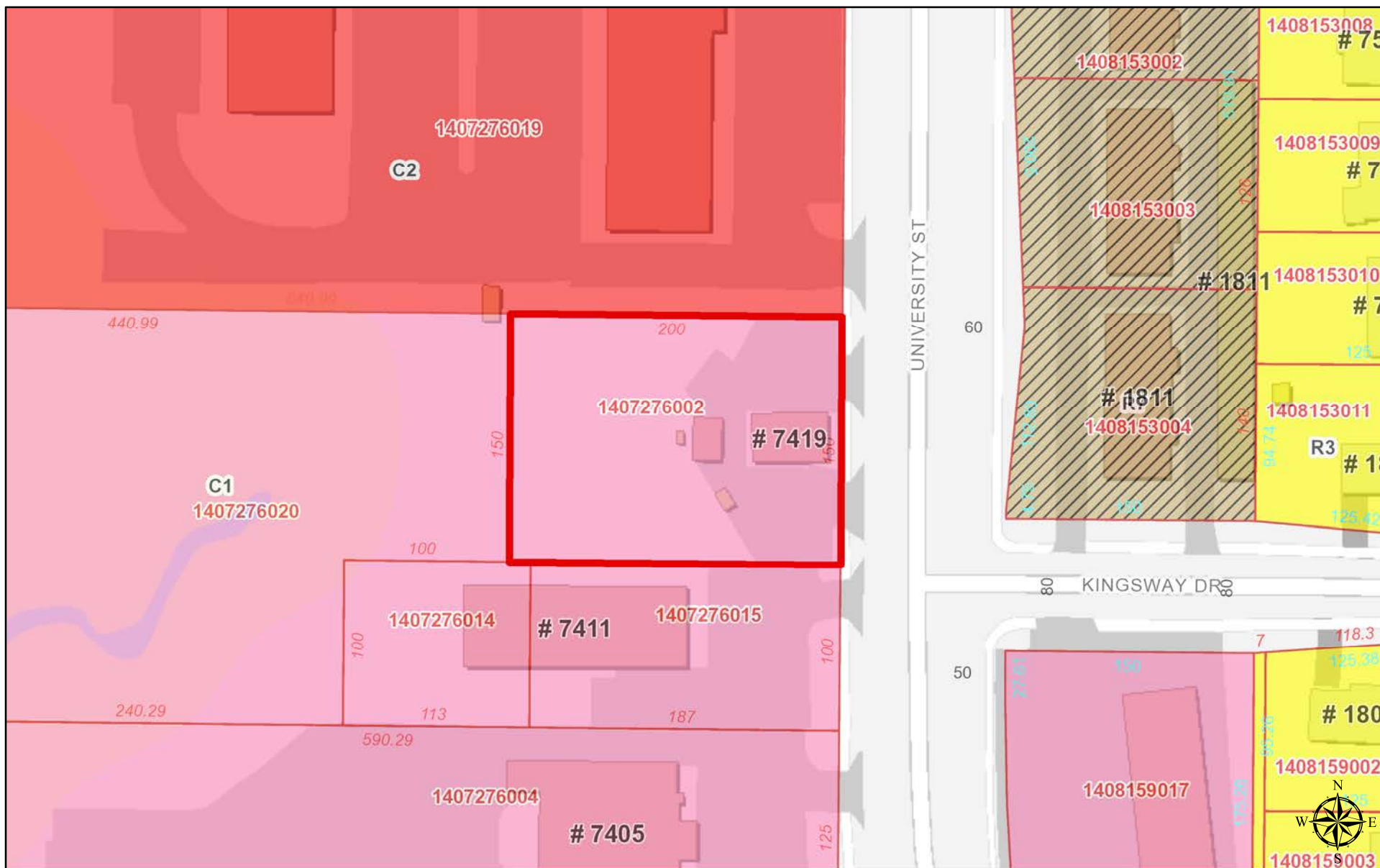
- c. No parking space striping is required for the vehicle display area. Any parking provided apart from the vehicle display area must be striped per code requirements.
5. The existing parking surface must meet surfacing requirements.

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

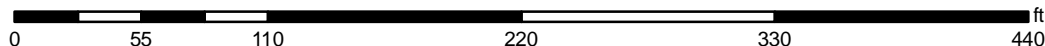
1. Surrounding Zoning
2. Aerial Photo
3. Special Use Attachments
4. DRB Advisory Comments

Peoria County, IL



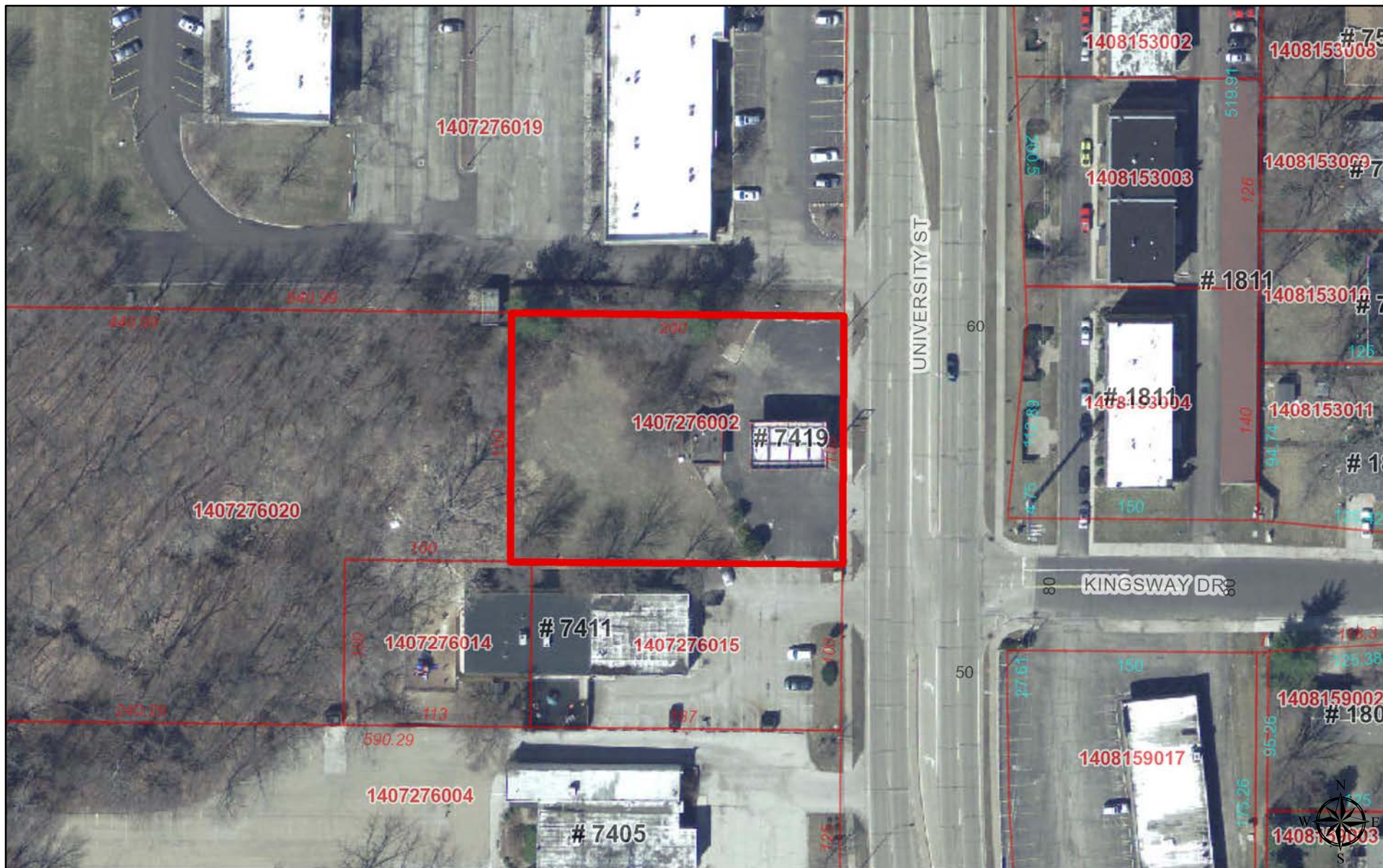
Peoria County, IL, HERE, USGS

1 inch = 83 feet



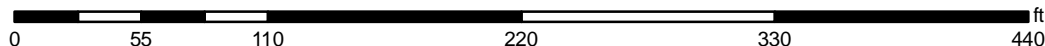
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Peoria County, IL



Peoria County, IL, HERE, USGS

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City of Peoria Development Center

419 Fulton St., Room 300

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

PLANNING AND ZONING COMMISSION APPLICATION

Date Received: 12/27/17 Initials: MW
Project Number: 17-211 Case Number: P218-01

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- a) Map Amendment (Rezoning)- Site Plan not required
b) Text Amendment
c) Special Use MT
d) Nonconforming Use Change
e) Special Permit Signs
(i) Local Sign Regulation/Shopping Center Signs
(ii) Special Permit (Inflatable, Off-Premise or Rooftop Signs)
f) Official Development Plan
g) Preliminary / Final Subdivision Plat
h) Residential Cluster Development
i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types) MT

- a) Address(es): 7419 N UNIVERSITY ST Peoria, IL 61614
b) Tax ID Number(s): 14-07-276-002
c) Parcel Area (acres or square feet):
d) Current Zoning District:

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: VACANT Existing Use / AUTO SALES Proposed Use
b) Building Area (square feet): 366 SF
c) Building Height (feet):
d) Parking Spaces Provided: / Parking Required:
e) Requested Waivers and Additional Information (Attach additional sheet as needed):

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: Single-Family Detached Single-Family Attached Multi-Family Other Development (Describe Below)
b) Plat/Plan Name: c) Number of Lots/Units: d) Number of Duplex Lots:
e) Fire District: f) School District: g) Library District:
h) Are Private Streets Proposed?: i) Is the Project Within City Limits?: j) Type of Sewer Provided:
k) If Not, Has Project Been Submitted to the County?: l) Requested Waivers and Additional Information (Attach additional sheet as needed):

5. OWNER INFORMATION - REQUIRED M.T.

Michael A TEAGUE _____
 Name Company

2306 W. Rohmann Ave _____
 Address, City, State, ZIP+4

309-453-1561 _____ 309-673-1922 _____ W.Cleaner@gmail.com _____
 Phone Fax Email

Michael Teague _____
 Signature of Owner

6. APPLICANT INFORMATION - if different from owner M.T.

 Name Company

 Address, City, State, ZIP+4

 Phone Fax Email

 Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

 Name Company

 Address, City, State, ZIP+4

 Phone Fax Email

- Applicant's Interest in Property:**
- Contractor
 - Contract Purchaser
 - Other _____

- Send Correspondence To:** Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.
- Owner
 - Applicant
 - Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS: M.T.

_____ Completed Application -- Illegible or Incomplete applications **will not** be accepted.

Filing Fee:

Map Amendment (Rezoning)	\$750 plus \$100/acre (max. \$7,500)*
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$750
Special Use, Official Development Plans, Special Signs	\$750 plus \$100/acre (max. \$7,500)* 219 819
Residential Cluster Development	\$750 plus \$100/acre (max. \$7,500)*
Subdivision Plat	\$750 plus \$100/acre (max. \$7,500)*
Survey Plat	\$125

* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee
 EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095

_____ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION - REQUIRED

GARY AITMAN

Name

Company

911 5th Ave SE Suite 103 Olympia WA 98501

Address, City, State, ZIP+4

253 686-1609

Phone

Fax

MICAHOMES@GMail.com

Email

Gary M Aitman

Signature of Owner

6. APPLICANT INFORMATION - if different from owner

Michael Teague

Name

Company

2306 W Rohmann Ave W Peoria, IL 61604

Address, City, State, ZIP+4

309-453-1561

Phone

309-673-1922

Fax

WCTEAGUES@GMAIL.COM

Email

Michael D Teague

Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Applicant's Interest in Property:

- Contractor
- Contract Purchaser
- Other Tenant

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- Owner
- Applicant
- Representative of Applicant

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Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS:

_____	Completed Application -- Illegible or Incomplete applications will not be accepted.
_____	Filing Fee:
_____	Map Amendment (Rezoning).....\$750 plus \$100/acre (max. \$7,500)*
_____	Downzone to Comprehensive Plan.....\$0
_____	Annexation.....\$0
_____	Text Amendment.....\$750
_____	Special Use, Official Development Plans, Special Signs.....\$750 plus \$100/acre (max. \$7,500)*
_____	Residential Cluster Development.....\$750 plus \$100/acre (max. \$7,500)*
_____	Subdivision Plat.....\$750 plus \$100/acre (max. \$7,500)*
_____	Survey Plat.....\$125

* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee
EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095

All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.



CITY OF
PEORIA

419 FULTON, PEORIA, IL 61602

INSPECTIONS	CITY HALL, SUITE 300	(309) 494-8600
ZONING	CITY HALL, SUITE 300	494-8600
ENGINEERING	3505 N DRIES LANE	494-8803
TRAFFIC ENGINEERING	3505 N DRIES LANE	494-8803
FIRE	505 N.E. MONROE	494-8700

**PERMIT IS NOT VALID
UNTIL ALL FEES ARE PAID**

REVIEWER: Naven, Joshua

CERTIFICATE ID: 17-155

CERTIFICATE DESCRIPTION: Verification of Zoning

PROPERTY ADDRESS: 7419 N UNIVERSITY ST

Tax ID: 14-07-276-002

Zoning District: C1 (General Commercial)

Property Use: Current: Vacant

Proposed: Auto Sales

PROPERTY OWNER:

GARY ALTMAN

CONTRACTOR INFORMATION:

CERTIFICATE INFORMATION:

Status: Approved

Issue Date: September 8, 2017

Expiration Date: September 8, 2018

FEES:

Total Fees: \$0.00

MISCELLANEOUS INFORMATION:

Use: Proposed Auto Sales

This Certificate certifies that this property is in the C-1 (General Commercial) Zoning District which allows the above-mentioned use through a Special Use application process pursuant to City Code Appendix A, Unified Development Code, Section 2.9. This Certificate is for verification only and does not permit occupancy of the property without first obtaining the appropriate approvals, permits, and licenses from the City of Peoria.

UNDER PENALTIES PROVIDED BY LAW, THE APPLICANT CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS INSTRUMENT ARE TRUE AND CORRECT AND THAT IF THEY ARE NOT, ANY PERMIT, LICENSE OR AUTHORIZATION GIVEN HEREUNDER SHALL BE VOID FROM ITS INCEPTION. THE APPLICANT SHALL PERFORM SAID WORK AS TO COMPLY WITH APPROPRIATE LOCAL, STATE AND NATIONAL CODE REQUIREMENTS.

74812

FOR FEE

Station No: 1979
County: Peoria
State: Illinois

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

The real estate located in the County of Peoria,
State of Illinois and described as follows:

TRACT I:

The North 150 feet of the South 772 feet of the East 250 feet of the Northeast Quarter of Section 7, Township 9 North, Range 8 East of the Fourth Principal Meridian, (excepting the Easterly 50 feet thereof falling in the right of way of North University Street and also excepting the Westerly 80 feet thereof), situate, lying and being in the County of Peoria and State of Illinois.

TRACT II:

The Westerly 80 feet of the North 150 feet of the South 772 feet of the East 250 feet of the Northeast Quarter of Section 7, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois.

N24-14882-14 SS#1979
Comm. No. 17260
Peoria County, IL

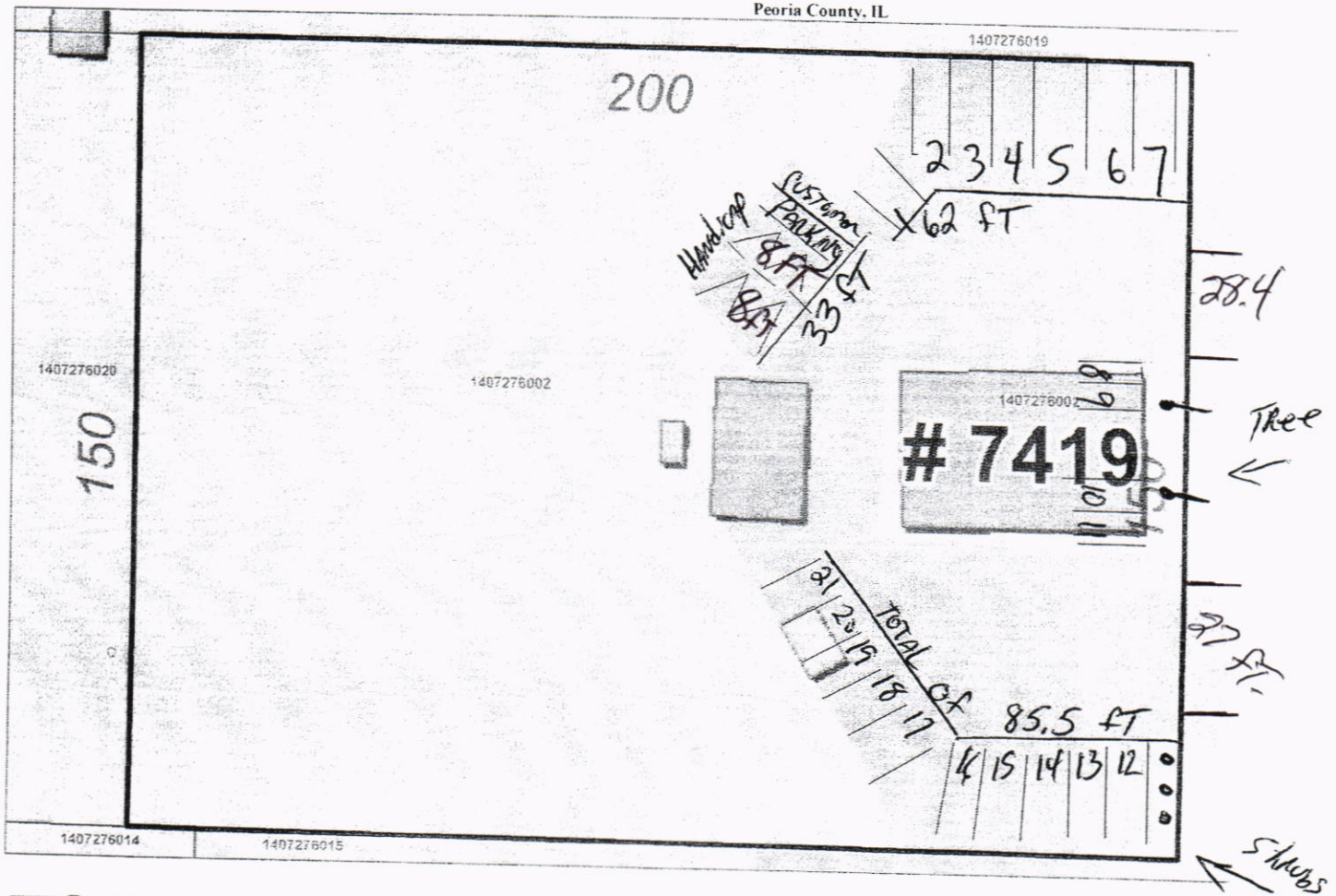
Common Address: 7416 University Avenue
Peoria, Illinois

Tax Index No.: 14-07-276-002

Peoria County Not For Sale

Peoria County, IL

1407276019



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DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 7419 N University St.

Building Job ID: # 18-01

Project Description: PZ Commission – Special Use, Auto Sales

Project Status: ACTIVE

Department: Public Works

Comment Date: January 10, 2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No Comments for the Special Use.

Advisory Comments - These items will need to be addressed if any work will be performed on the sign, parking lot, entrances, or sidewalk, or if more than 5000 square feet of area is disturbed.

1. If the proposed sign(s) overhang the right-of-way, a General ROW Use Permit will be required.
2. Changes to the parking lot or entrances will need to be reviewed by Public Works. Submit a site plan, to-scale, showing the proposed layout. Include dimensions of parking stalls (width and length), driving aisles, and entrances.
3. Any paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria. All re-striping of lots must comply with the current code.
4. Replace deteriorated and non-ADA-compliant sidewalks along property frontage. Sidewalk cross slope through drive approaches shall continue in a constant plane, with 2% maximum cross slope. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share. Please contact Stephen Letsky at 494-8800 for an application for this program.
5. Stormwater Management is required in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (even if project decreases impervious area), volume control is required per Sec. 9.5-31. - Retrofitting Presently Developed Sites.
6. The following Public Works permits may be required. Contractors must be licensed and bonded with the City of Peoria:
 - a. Sidewalk/Drive Approach Permit
 - b. Erosion, Sediment and Storm Water Control Permit
 - c. Lane/Road/Sidewalk/Alley Closure
 - d. General ROW Use permit



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 7419 N University

Building Job ID: 18-01

Project Description: Special Use for Auto Sales

Project Status: ACTIVE

Department: Fire

Comment Date: 1-9-2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

BUILDING MUST HAVE A FIRE/LIFE SAFETY INSPECTION BEFORE BEING OCCUPIED. CALL CAPT. STAN TAYLOR AT 303.8275 FOR AN INSPECTION.