



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: April 6, 2023

CASE NO: PZ 1276-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Taylor for Mananga Mutombo, to obtain a special use for an Urban Farm in the Class R-4 (Single-Family Residential) District for the property located at 1603 & 1607 S Westmoreland Avenue (Parcel Identification Nos. 18-18-453-015 & -016), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL

The applicant is requesting a Special Use for an Urban Farm at 1603 & 1607 S Westmoreland Avenue which are currently vacant properties. Urban Farms have the following performance standards pursuant to Section 5.3.G.2:

- a. In residential districts, mechanized equipment, similar in scale to that designed for household use, shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.
- b. Structures are subject to the location, size, and height requirements of the zoning district in which the structure is located. For residentially zoned parcels, if placed behind the principal structure on the adjacent lot, the setback for an accessory structure in a rear yard shall be applied (1.5 feet from the rear property line and 1.5 feet from the side property line). Storage structures for urban farms, in residential districts, are not limited to 1,092 square feet; however, the size and location must be such as to minimize impacts on neighboring properties and is subject to special use review. Permitted Urban Farm structures to support the urban farming operation include, but are not limited to, hoop houses, farm stands, greenhouses, shipping containers for storage or growing, and sheds.
- c. Accessory retail sales are permitted subject to approval. Location should be such that it has minimal impact on adjacent residential properties.
- d. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.
- e. Urban farm lighting shall not exceed ½ footcandle, as measured at the property line, and shall be down lit away from residential properties and public streets in such a way as not to create a nuisance. Lighting that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited.
- f. Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.
- g. Fences: Fences shall not exceed 4' in height and may be placed on the property line. Chain link is permitted but wire fences are prohibited. If the Urban Farm use is abandoned, the fence must be removed.
- h. The farm shall be properly maintained throughout the year with weekly mowing of grassy areas, weekly removal of weeds and grasses from the garden, weekly collection of rotting vegetables and fruit from the garden area, and weekly collection of all garbage and debris deposited on the site. At the end of each growing season annual vegetation shall be cut down and the site shall be properly maintained at the end of the season.
- i. Composting: Must be in a container, limited only to the materials generated on site and must be used on site.
- j. Keeping of animals is prohibited.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Urban Farm	None	This use is allowed as a Special Use.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Structures	One 72' x 20' Hoop House, One 7' x 7' Storage Structure	None	These structures are allowed per the Use Standards for Urban Farms
Parking	Private parking is available on the site. The applicant notes no more than 5 vehicles are expected to be parked in the vicinity of the farm.	None	The supplied site plan is not scaled and does not dimension the proposed parking spaces, nor does it indicate the type of surfacing. Regular parking spaces are required to be hard surfaced and 8.5 feet wide by 18.5 feet deep. One disabled parking space is required. One bicycle parking space is required.

BACKGROUND

Property Characteristics

The subject property is currently vacant. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

History

Zoning class has consistently been residential. The home at 1603 S Westmoreland Ave was demolished in 2019 while the home at 1607 S Westmoreland Ave was demolished in 2000.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

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	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 nor diminishment to 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	NA	NA
Conforms to all district regulations	Yes	Conditions for parking surface, parking dimensions, disabled and bicycle parking spaces.
Comprehensive Plan Critical Success Factors	Yes	Reinvest in neighborhoods

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
City Council Strategic Plan Goals	Yes	Grow Peoria

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for an Urban Farm with the following conditions:

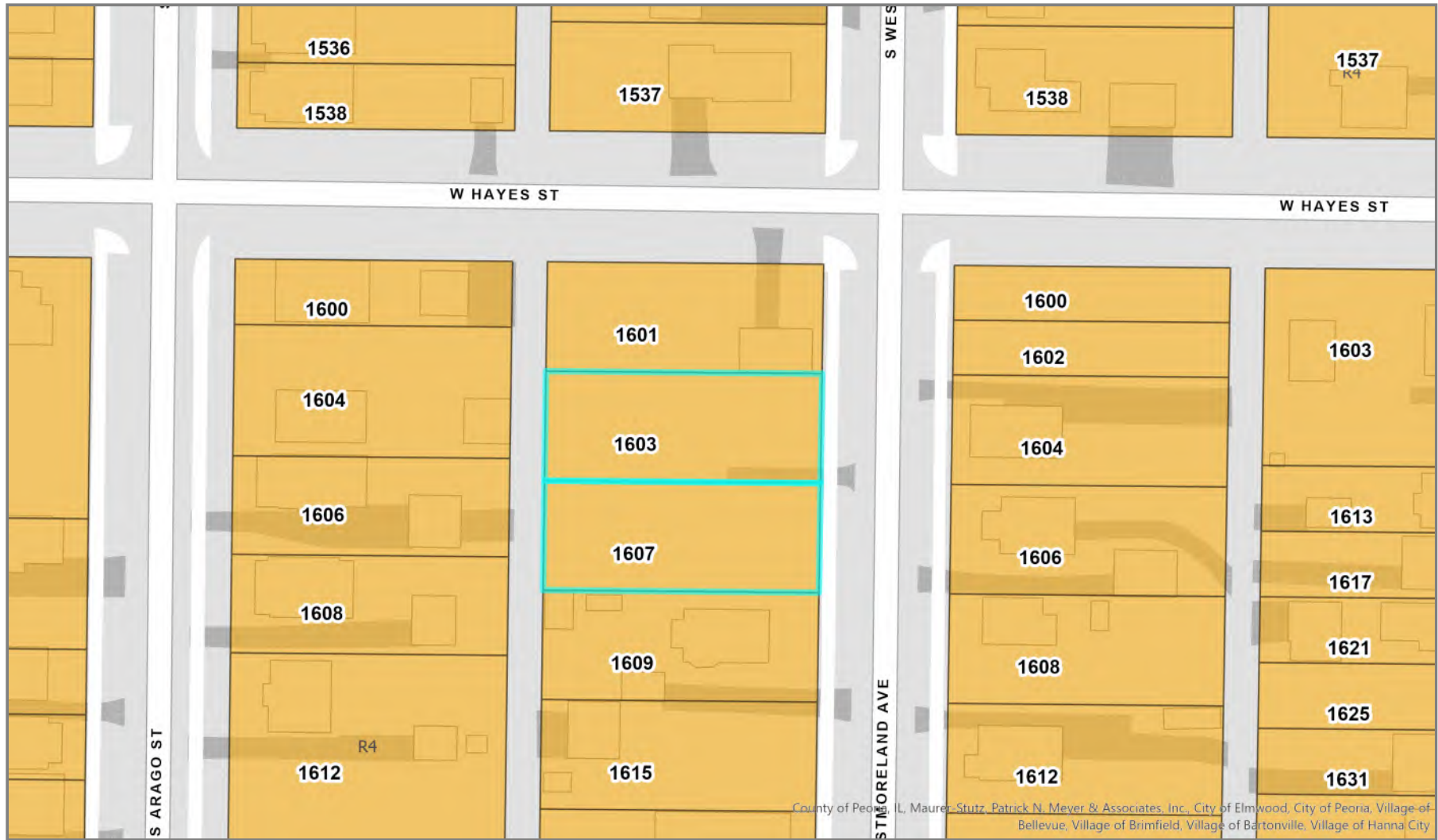
1. This special use shall adhere to the performance regulations contained within Section 5.3.G.2. of the Unified Development Code.
2. Submit a revised scaled site plan with compliant parking space dimensions.
3. One disabled and one bicycle parking space shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
4. All parking areas shall adhere to the regulations from Section 8.1. of the Unified Development Code with respect to parking surface and handicapped & general parking striping and signage.

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 Image
3. Photos – Existing Conditions
4. Site Plan
5. Applicant Attachments

1603 & 1607 S Westmoreland Ave



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 = 71 feet
3/15/2023

1603 & 1607 S Westmoreland Ave



County of Peoria, Ill. County Regional Planning Committee | ArcSight, International Corp.



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Photo of Site

Street View





**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

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

- a) Map Amendment (Rezoning)- *Site Plan not required*
 - Current Zoning District: _____
 - Proposed Zoning District: _____
- c) Special Use
- 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 / Survey Plat
- h) Residential Cluster Development
- i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 1603 & 1607 S. Westmoreland Ave, Peoria IL 61605
Attach additional sheets if necessary
- b) Parcel ID Number(s): 18-18-453-015; 18-18-453-016
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): (2) 50' x 127' d) Current Zoning District: Single Family Residential

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

- a) Use: Vacant Land / Urban Farm
Existing Use / *Proposed Use*
- b) Building Area (square feet): 20' x 72' c) Building Height (feet): 12'
- d) Parking Spaces Provided: 2 / 2 Parking Required: 2 / 2
Total Accessible Spaces / *Total Regular Spaces*
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): See attachment

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):

Owner's Consent to Submit Application by Applicant

I, Mananga Mutombo, owner of properties listed in this application package, authorize Bernard Taylor (applicant) to submit a "Special Use" permit application to the Planning and Zoning Commission of the city of Peoria on my behalf. This authorization is limited to the submittal of this application only and nothing else.

Mananga Mutombo

A handwritten signature in black ink, appearing to read "Mananga Mutombo". The signature is stylized with a large initial "M" and a long horizontal stroke extending to the right.

03/09/2023

Legal Description & Additional Site Plan Information:

Urban Farm

@

1603 & 1607 S. Westmoreland Avenue, Peoria, IL 61605

By: Bernard Taylor & Mananga Mutombo

The following is a proposal to use the land herein as an urban farm. The main usage would include; constructing a hoop house for intensive fruit and vegetable production, building raised beds to plant other marketable crops, and the addition of a medium sized shed to serve as storage. We expect to fence the property per city guidelines.

Our expected hours of operation are 7am to 6pm CST. As a small urban farm, traffic impact is expected to be minimal. No more than the regular neighborhood traffic (plus curious visitors) placing very little to no impact to the surroundings. It is anticipated that there will be no more than ten people on the farm at any given time. No more than 5 vehicles are expected to be parked in the vicinity of the farm. Visitors will utilize available street parking on S Westmoreland Ave. Sales will NOT be conducted directly from the farm.

The full legal description of the property is listed below:

Parcel 1 - 1603 S Westmoreland Ave Peoria IL 61605

Legal Description: WESTMORELAND PLACE SE ¼ SEC 18-8N-8E LOT 2 BLK 4

Parcel 2 - 1607 S Westmoreland Ave Peoria IL 61605

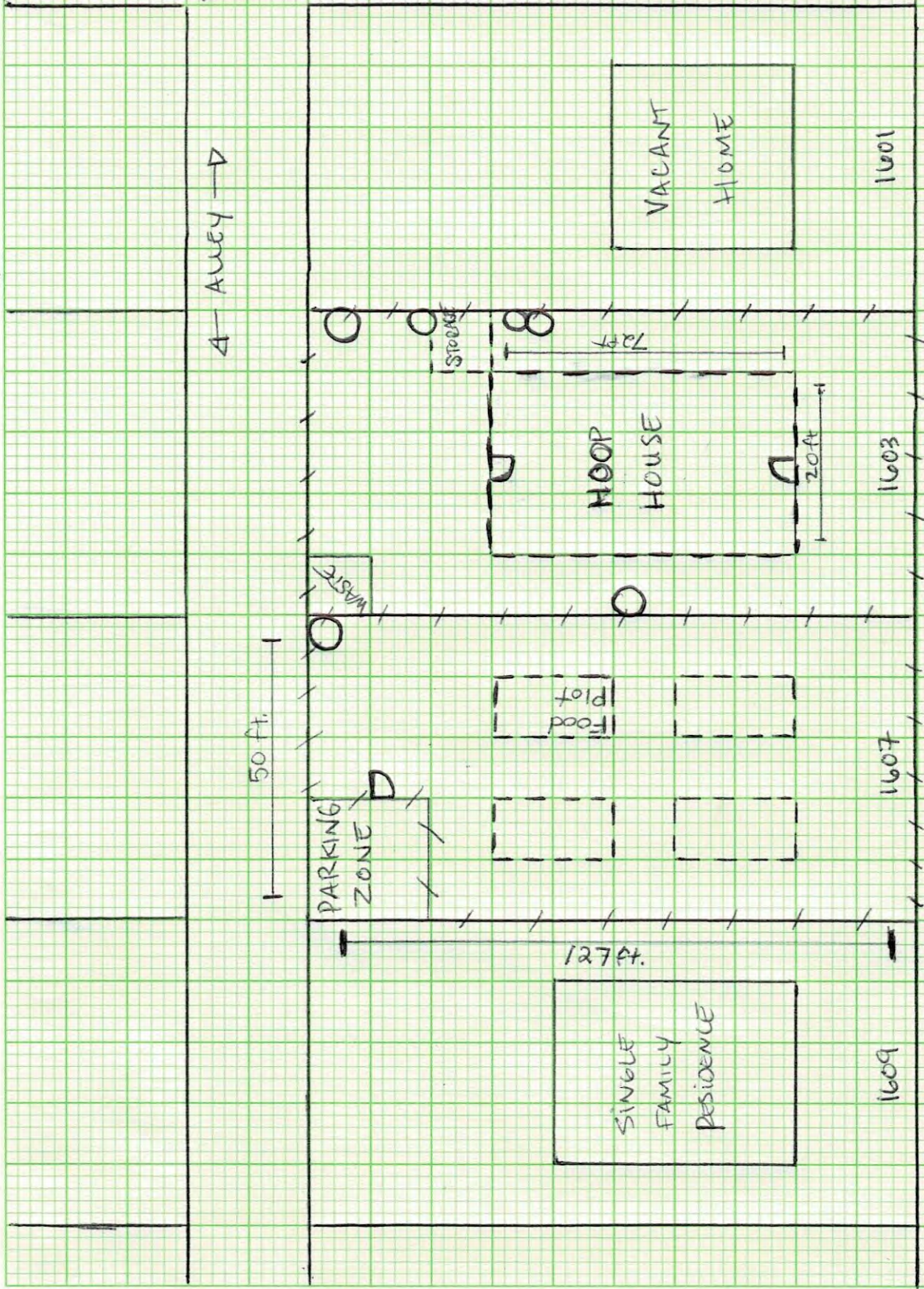
Legal Description: WESTMORELAND PLACE SE ¼ SEC 18-8N-8E LOT 3 BLK 4

SITE PLAN

1603 & 1607 S.

WESTMORELAND AVENUE PEORIA, IL 61605

W HAYES STREET



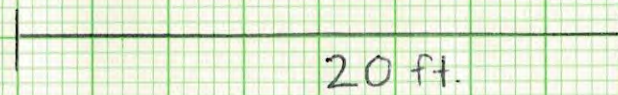
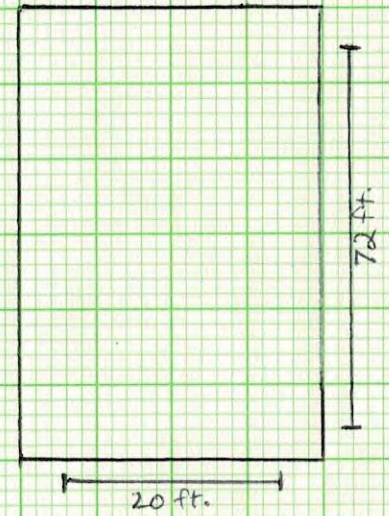
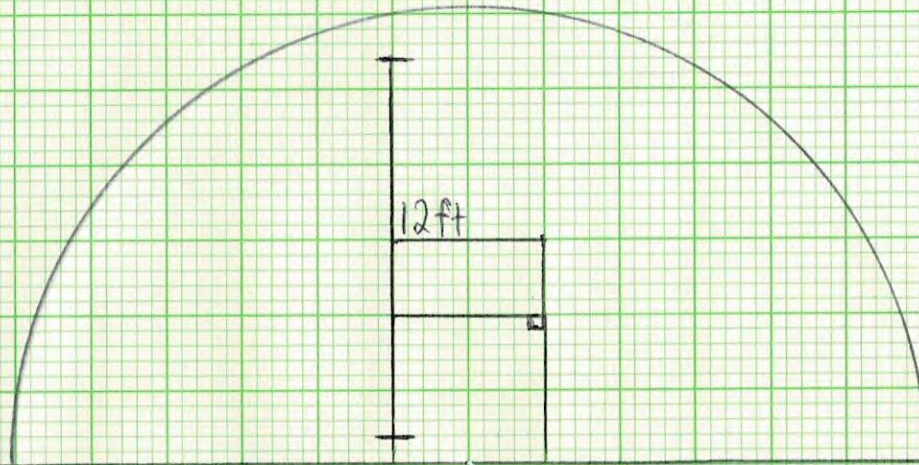
S WESTMORELAND AVENUE

B. TAYLOR 03/07/23

HOOP HOUSE (20' x 72')


SITE PLAN LEGEND


1103 S. WESTMORELAND AVE
PEORIA, IL 61605




LEGEND

Fence = 

Proposed Structure = 

EXISTING STRUCTURE = 

Tree = 

B. TAYLOR

03/07/23