



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared Leah Allison)

DATE: April 5, 2018

CASE NO: PZ 18-17

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Clara Forman of the Joseph Dream House to obtain a Special Use in a Class CN (Neighborhood Commercial) District for a Halfway House for the properties identified as Parcel Identification Nos. 18-17-153-009 and 18-17-153-033, with an address of 1010 S Blaine Street, Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a Halfway House to be located in an existing 5,500 sq. ft. single-story building as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	6 parking spaces including 1 handicap accessible space	None	None
Mechanical & Utility Screening	No change	None	None
Landscaping	No change Required landscaping: Front yard = 54 points Parking = 6 points Transitional Buffer Yard = 125 points	Landscaping waiver to allow for existing conditions. No landscaping is currently provided.	Front yard and Transitional Buffer yard landscaping should be provided.
Screening for parking area	No change	Waiver to eliminate parking lot perimeter landscape screen.	No objection
Signs	No signs proposed at this time	None	Any sign will require a sign permit.
Exterior Lighting	No change to existing lighting. Exterior lighting is required to be ½ footcandle when measured at the lot line.	Waiver to allow existing exterior lighting to remain.	Exterior lighting should not exceed ½ foot candle when measured at the property line.
Setbacks, Yards, Build To	No change to existing building setbacks. Required build-to is 0 to 15 feet from the front property line.	Waiver to allow existing building setbacks for the front yard of Blaine St at 82 feet and eliminate requirement for 80% building line length along Blaine St.	No objection due to pre-existing condition.
Height	Existing building height is 15 feet	None	None
Windows & Doors	No change	Waiver to eliminate limitation for blank walls greater than 20 feet in length and required 40% - 90 % fenestration.	No objection due to pre-existing condition

BACKGROUND

Property Characteristics

The subject property contains 0.46 acres of land and is currently developed with a 5,500 sq. ft. single story building and a 2 ½ story former convent building. The property is zoned Class CN (Neighborhood Commercial) and surrounded by CN (Neighborhood Commercial) and R-4 (Single Family Residential) zoning to the north, R-4 (Single Family Residential) zoning to the south, and R-4 (Single Family Residential) across Blaine Street to the west.

History

The subject property was originally developed with a two story convent building and a single story school building. In 1991, the property was granted a Special Use for an existing Social Service Facility. In 1995, the property was granted a Special Use for a school. In 1997, the property along with surrounding properties, was rezoned and granted a Special Use for a church, private school, and other permitted uses.

Records indicate that the property has vacant since 2003.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	O1 (Arterial Office) and CN (Neighborhood Commercial)

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 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	No	Front yard landscaping, parking surface repair and striping, lighting
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	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 and waivers:

- 1) Provide a landscaping plan for the front yard which includes 54 points for trees and transitional buffer yard containing 125 points along the south property line.
- 2) Repair parking area to be either asphalt, cement, brick or a porous paving system and free from potholes, ruts, channels, growth of vegetation, other similar obstructions.
- 3) If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 4) All parking spaces must be striped in accordance with regulations.
- 5) Exterior lighting must meet current zoning regulations. i.e. ½ footcandles
- 6) Repair or demolish adjacent convent building

- 7) Waiver to allow existing building setbacks.
- 8) Waiver to eliminate parking lot perimeter landscaping screen.
- 9) Waiver to eliminate limitation for blank walls greater than 20 feet in length and required 40% - 90 % fenestration.

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. Photos

1010 S Blaine Street



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 = 200 feet
 3/28/2018



1010 S Blaine Street



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Map Scale
1 inch = 83 feet
 3/28/2018



