



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board (prepared by Kimberly Smith)  
**DATE:** December 1, 2016  
**CASE NO:** PZ 17-02

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Willie Simmons, of TNT Tires & Auto, to obtain a Special Use in a Class CN (Neighborhood Commercial) District to allow for Auto Sales, with Waivers, for the property located at 2203 SW Jefferson Street (Parcel Identification No. 18-17-180-001), Peoria, Illinois (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for Auto Sales.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Required Building Line	Allow for existing conditions.	Waiver from UDC Section 4.3.4. B. Required Building Line of 0-15 feet.	Support; condition to screen mechanicals.
Parking Setback Line	Allow for existing conditions.	Waiver from UDC Section 4.3.4. D. Parking Setback Line of 15 feet.	Support; condition to reduce existing curb cuts, and reclaim/vegetate the parkway.
Parking lot perimeter landscaping	Reduce existing curb cuts and reclaim parkway with greenspace in lieu of providing parking lot perimeter landscaping.	Waiver from UDC Section 8.2.8. Parking lot perimeter landscaping.	Support

**BACKGROUND**

**Property Characteristics**

The subject property contains 0.21 acres of land developed with a vacant building, previously used for auto sales. The property is zoned Class CN (Neighborhood Commercial). It is surrounded by the CN (Neighborhood Commercial) to the east and south, the R-7 (Multifamily Residential) District to the north, and the R-6 (Multifamily District) to the west.

**History**

A 'Use with Approval' was approved for the subject property in September, 1986 in Zoning Commission Case No. 86-18b for a Used Car Business. The previous approval is considered no longer valid; the applicant seeks a special use to allow the re-establishment of auto sales at the subject location.

<b>Date</b>	<b>Zoning</b>
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1931 - 1958	J (Light Industrial)
1958 - 1963	J (Industrial) District
1963 - 1990	C3 (General Commercial)
1990 - Present	CN (Neighborhood Commercial)

**DEVELOPMENT 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	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Conditions: 1. Improve parking lot surface and striping. 2. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage. 3. New parking configuration shall not impede fire apparatus from entering on the driveways. 4. Parking on Tyng must adhere to the City's traffic engineering requirements.
Ingress/Egress measures designed to minimize traffic congestion	Yes with conditions.	Condition: Close curb cuts as proposed, and reclaim/vegetate the parkway.
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes, existing conditions	None
Comprehensive Plan Critical Success Factors	Reinvest in neighborhoods	None
City Council Strategic Plan Goals	Grow Peoria: Businesses, Jobs and Population	None

**SITE PLAN REVIEW BOARD RECOMMENDATION**

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

1. Screen mechanicals.

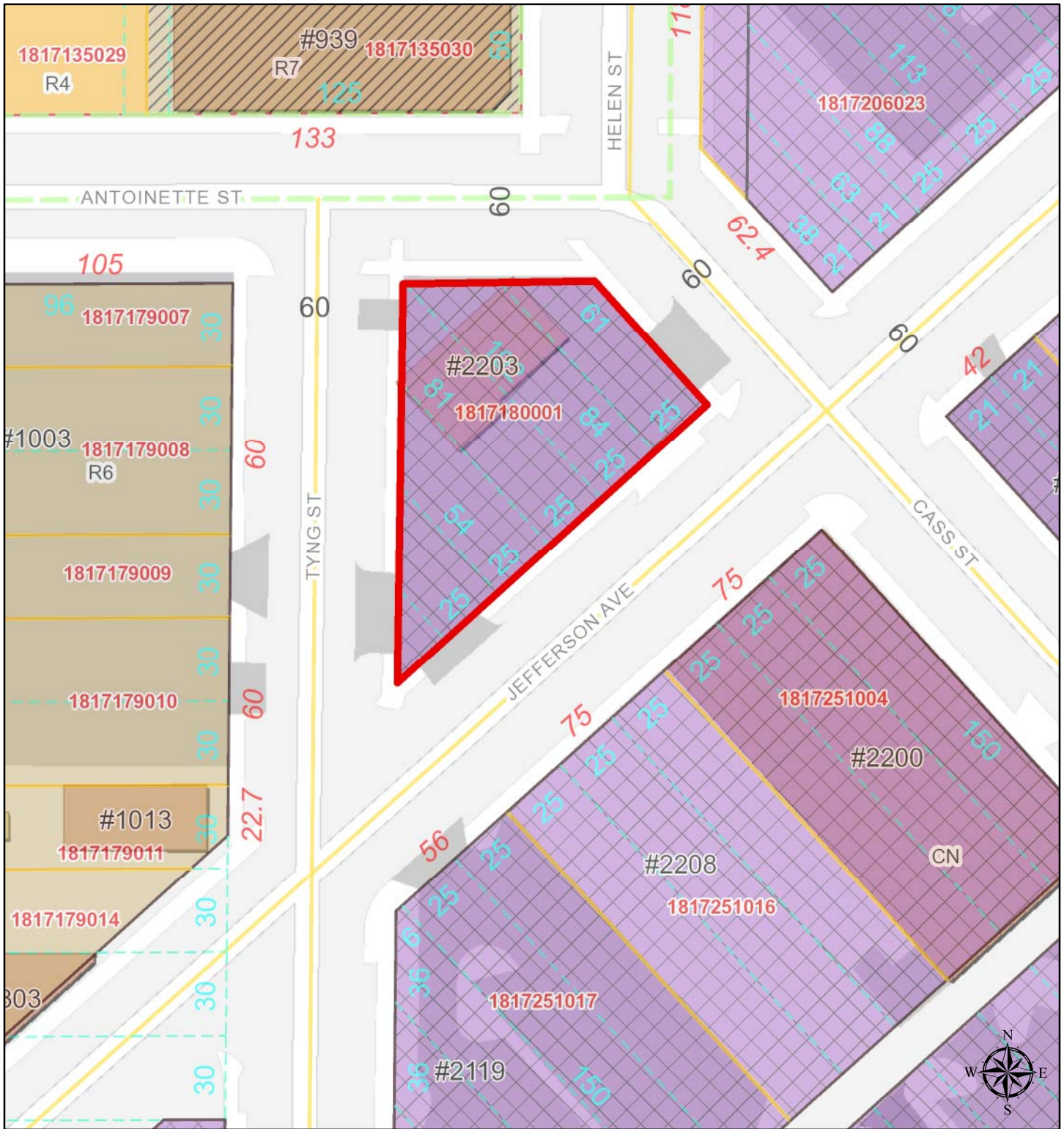
2. Reduce existing curb cuts as proposed. Removed driveway aprons must be replaced with full-height curb and the disturbed area vegetated.
3. Reclaim grass in parkway.
4. Improve parking lot surface and striping.
5. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
6. New parking configuration shall not impede fire apparatus from entering on the driveways.
7. Parking on Tyng must adhere to the City's traffic engineering requirements.
8. All applicable permits must be obtained.

**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.

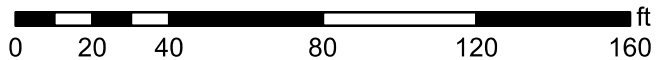
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and Renderings

# PZ 17-02 Zoning Map



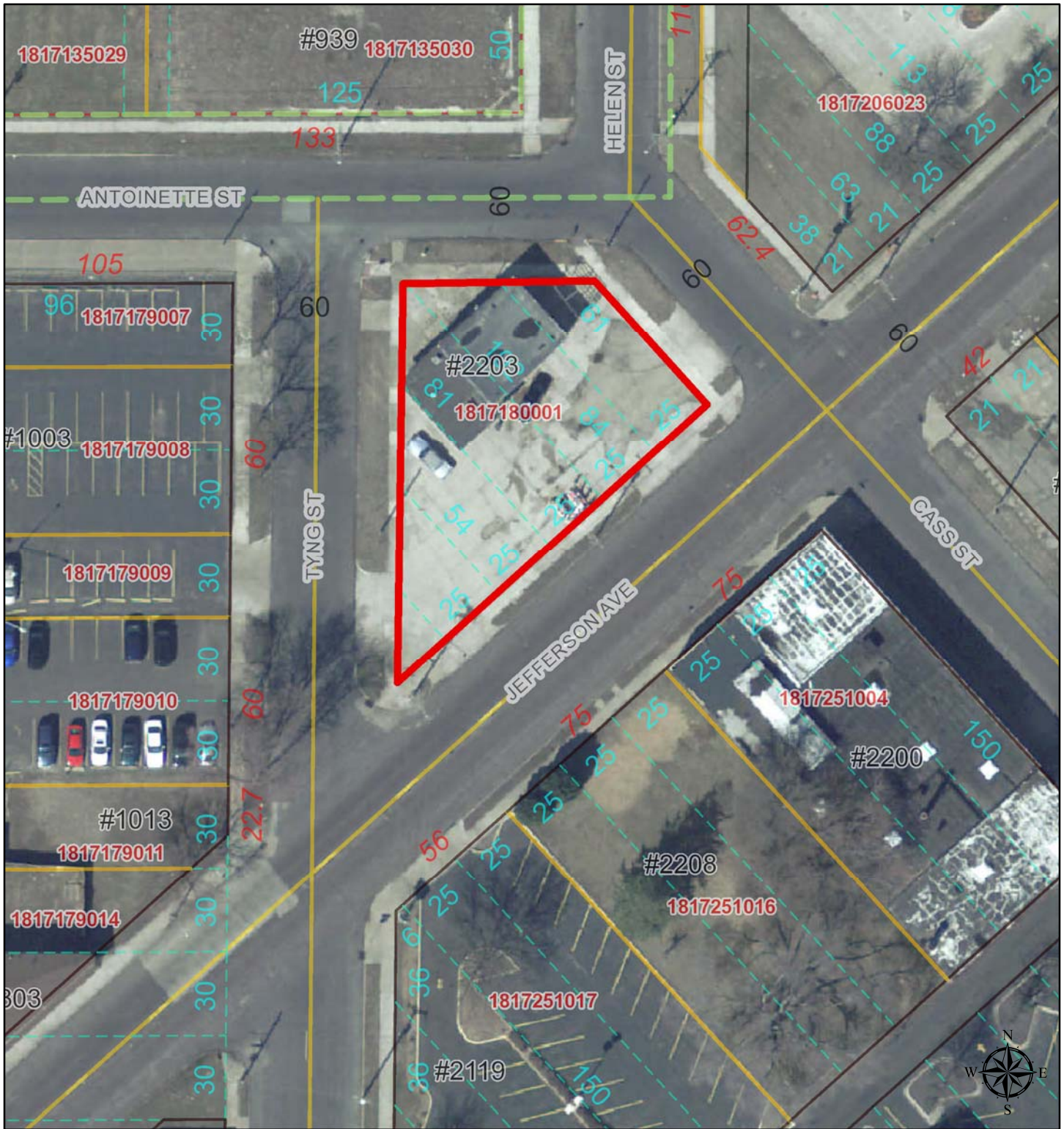
1 inch = 50 feet



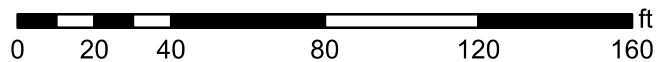
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# PZ 17-02 Aerial



1 inch = 50 feet

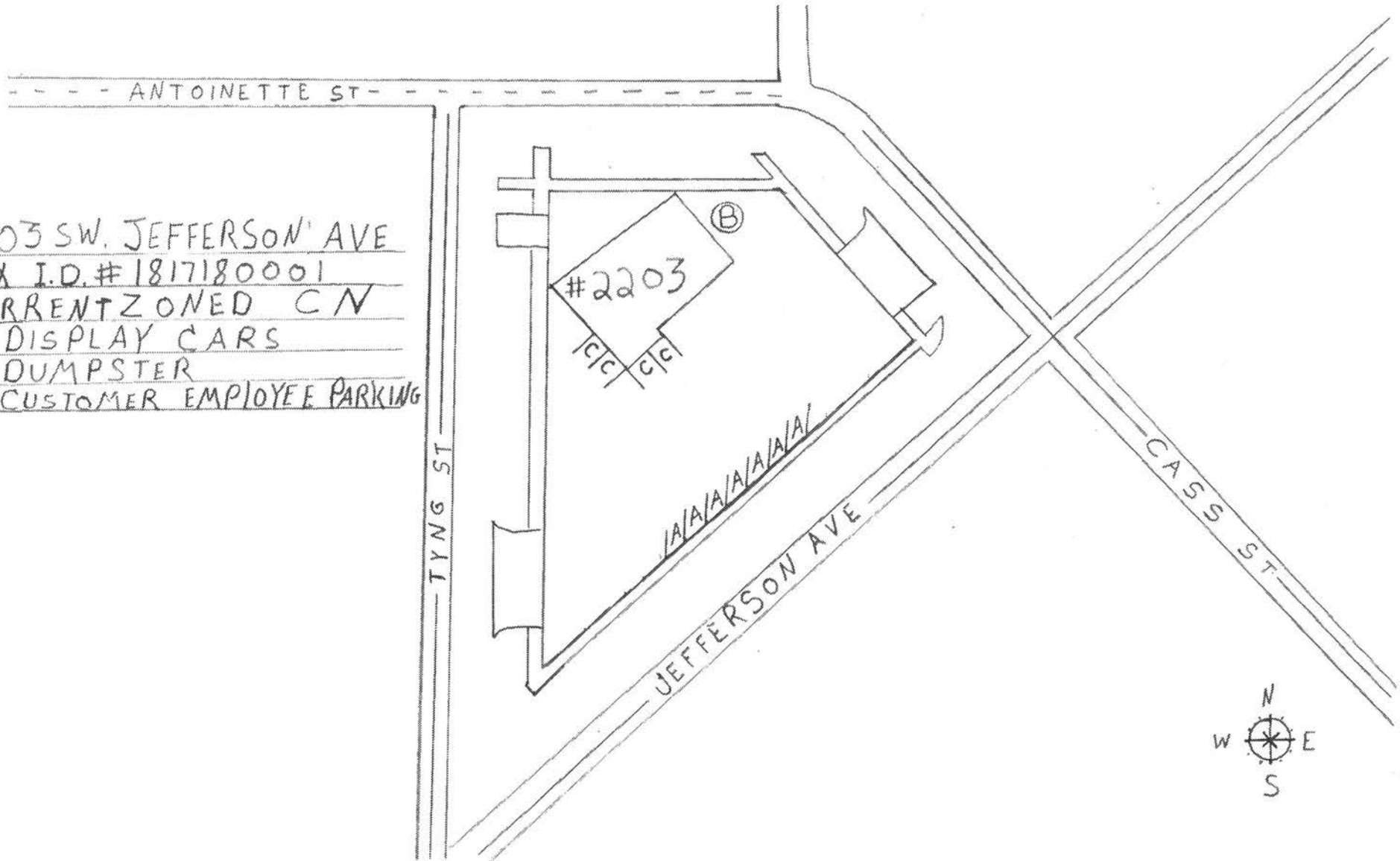


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Peoria County, IL, HERE, USGS



Peoria County, IL



2203 SW. JEFFERSON AVE  
TAX I.D.# 1817180001  
CURRENT ZONED CN  
A = DISPLAY CARS  
B = DUMPSTER  
C = CUSTOMER EMPLOYEE PARKING



