



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 6, 2022
CASE NO: PZ 647-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Kenzie Neely of Neely Brothers to obtain a Special Use in a Class C-N (Neighborhood Commercial) for Auto Sales and Repair, for the property located at 3038 W Starr Street, (Parcel Identification No. 18-18-301-024), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an auto sales and repair business in an existing 900 sq. ft. commercial building built with one vehicle service bay and office area as further described below:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|--------------------------------|--|---|---|
| Parking | 1 handicap accessible space and 12 spaces for vehicle display. | None | Install handicap parking signage. Add one bicycle parking space. |
| Mechanical & Utility Screening | None | None | None |
| Landscaping | None | Waiver for front yard, parking lot, and parking lot perimeter landscaping | No objections due to the existing site conditions. |
| Buffers & Screening | A six (6) foot tall fence along the south and east property lines. | None | None |
| Signs | None | None | Building and freestanding signs are allowed with a separate sign permit. |
| Exterior Lighting | None | None | Exterior lighting cannot exceed 0.5 foot candles when measured at the property lines. |
| Siting | No changes to existing building placement and design | Waiver for building siting and elements | No objections due to existing site conditions. |
| Building | Existing masonry building is approximately 14 feet tall. | None | None |
| Access & Circulation | The property is accessible from Starr Street and Laramie Street | None | None |

BACKGROUND

Property Characteristics

The subject property contains 0.12 acres (5,227 sq. ft.) of land and is currently developed with a single-story commercial structure containing one vehicle service bay and office area. The property is zoned Class C-N (Neighborhood Commercial) and surrounded by Class C-N (Neighborhood Commercial) zoning to the north, R-4 (Single Family Residential) zoning to the south and east, and commercial and residential county zoning to the west.

History

The property was originally developed between 1941 and 1947 as a filling station in the structure still present today. The gas pump has been removed.

| Date | Zoning |
|----------------|------------------------------|
| 1931 - 1958 | B Two Family |
| 1958 - 1963 | E Commercial |
| 1963 - 1990 | C3 (General-Commercial) |
| 1990 - Present | 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 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 | No objections to waivers for building siting and elements, landscaping. Handicap parking space must be striped and signed and provide 1 bicycle parking space. |
| 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 and waivers:

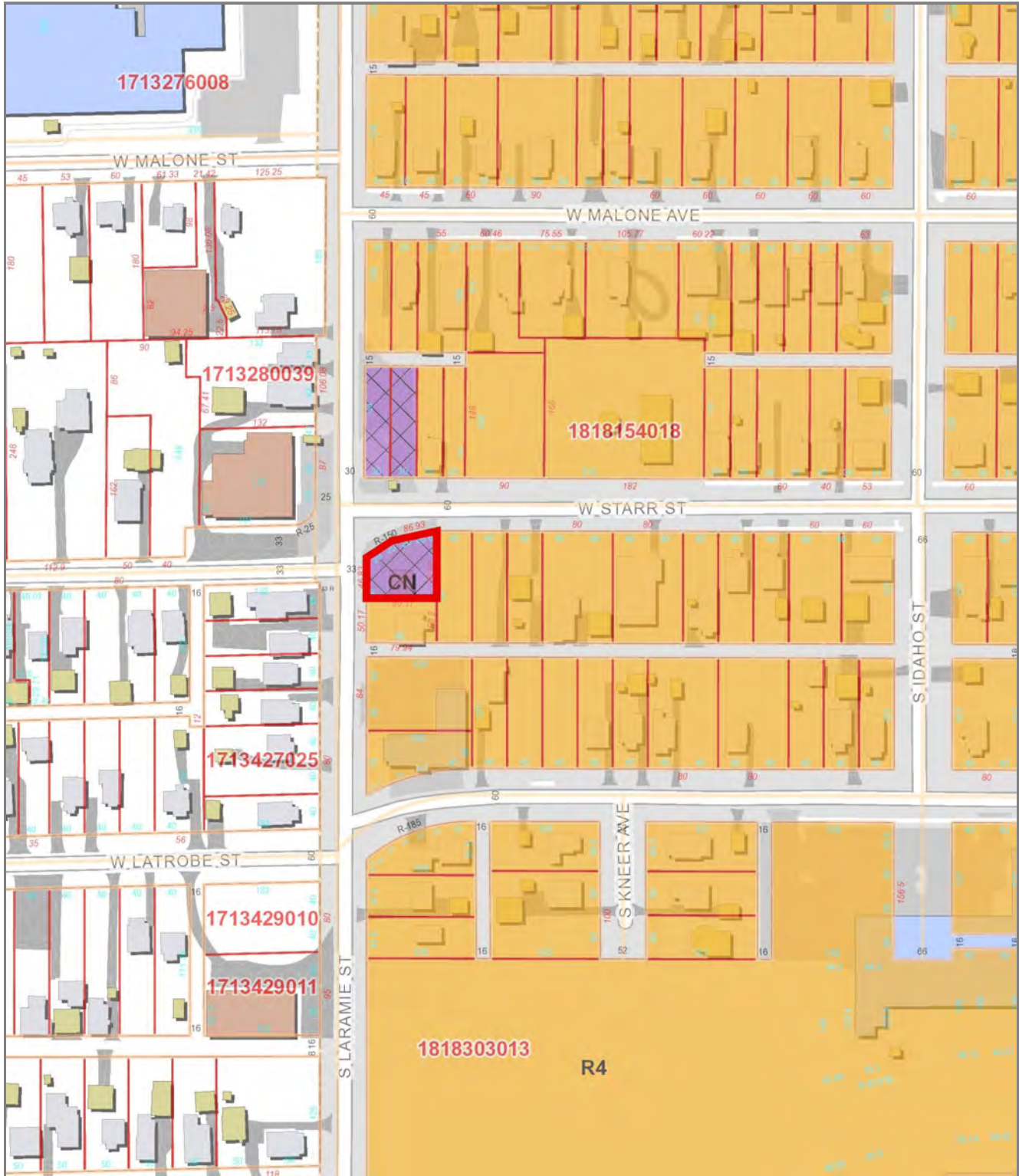
- 1) Stripe the parking lot for the handicap accessible space with overall dimensions of 16 ft in width and 18.5 ft in length. Handicap space may be striped with an 11 ft parking area and a 5 ft aisle, or alternatively, with an 8 ft parking area and 8 ft aisle.
- 2) Install the R 7/8 and \$350 fine identification signs for the handicap parking.
- 3) Provide for one bicycle parking space.
- 4) Replace deteriorated and non-ADA compliant sidewalks and curbs along property frontage.
- 5) If a garbage dumpster is located on site it must be placed in a four-sided, six to seven foot tall solid enclosure with a gate for access.
- 6) Waiver of landscaping requirements due to existing site conditions.
- 7) Waiver of building siting and elements dues to existing building conditions.

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

3038 W Starr St



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 = 167 feet
12/17/2021



3038 W Starr St



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Map Scale
1 inch = 42 feet
 12/17/2021



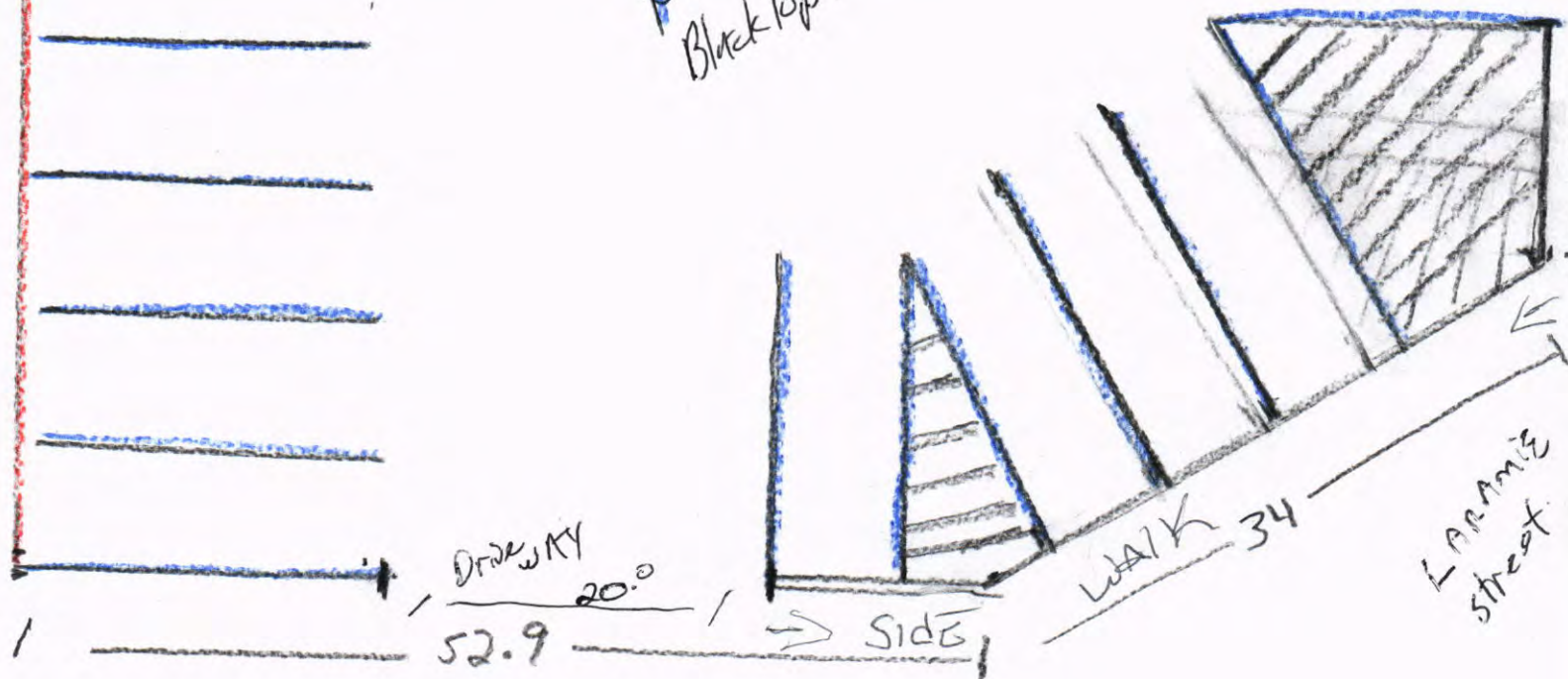
Fence ———
 Building ———
 parking car stalls ———
 ↑



76.87

PAVE
Black Top

16.0
Distance



STARVA ST.

LARAMIE STREET

WALK 34

SIDE

DRIVEWAY 20.0
52.9