



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: March 2, 2017
CASE NO: PZ 17-06

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Joseph & John Heinz to approve an Annexation Agreement for the property generally located north of W Route 150 and along the east side of Trigger Road. The property is identified as Parcel Identification No. 13-03-400-002 with an address of 8004 N Trigger Road, Edwards, IL. The Petitioner is proposing to annex .62 acres. (Council District 5).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to annex .62 acres with the following terms of the proposed agreement:

- 1) Property shall be zoned Class R-3 Single-Family Residential District;
- 2) Non-agricultural development of the site will require connection to public water and public sewer and adherence to City of Peoria development regulations;

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|--------------------------------|--------------------|--|-------------|
| Parking | N/A | N/A | N/A |
| Mechanical & Utility Screening | N/A | N/A | N/A |
| Use Standards | N/A | N/A | N/A |
| Landscaping | N/A | N/A | N/A |
| Buffers & Screening | N/A | N/A | N/A |
| Signs | N/A | N/A | N/A |
| Exterior Lighting | N/A | N/A | N/A |
| Street Walls | N/A | N/A | N/A |
| Setbacks, Yards, Build To | N/A | N/A | N/A |
| Height | N/A | N/A | N/A |
| Windows & Doors | N/A | N/A | N/A |
| Open Space Area | N/A | N/A | N/A |
| Access & Circulation | N/A | N/A | N/A |
| Awnings, Canopies, & Porches | N/A | N/A | N/A |
| Materials | N/A | N/A | N/A |
| Other | N/A | N/A | N/A |

BACKGROUND

Property Characteristics

The subject property contains .62 acres of land and is currently developed as a single-family home. The property is zoned County A2 Agricultural and surrounded by County A2 Agricultural zoning in all directions.

History

The property is currently within the jurisdiction of Peoria County. No previous history with the City.

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 |
|---|--|--|
| Future Land Use Map | Low Density Residential | Requested R-3 zoning is consistent with the future land use map designation. |
| Comprehensive Plan Critical Success Factors | Attractive Neighborhoods with Character | Proposed annexation with facilitate additional residential growth if subdivided. |
| City Council Strategic Plan Goals | Grow Peoria: Businesses, Jobs & Population | Proposed annexation with facilitate additional residential growth if subdivided. |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

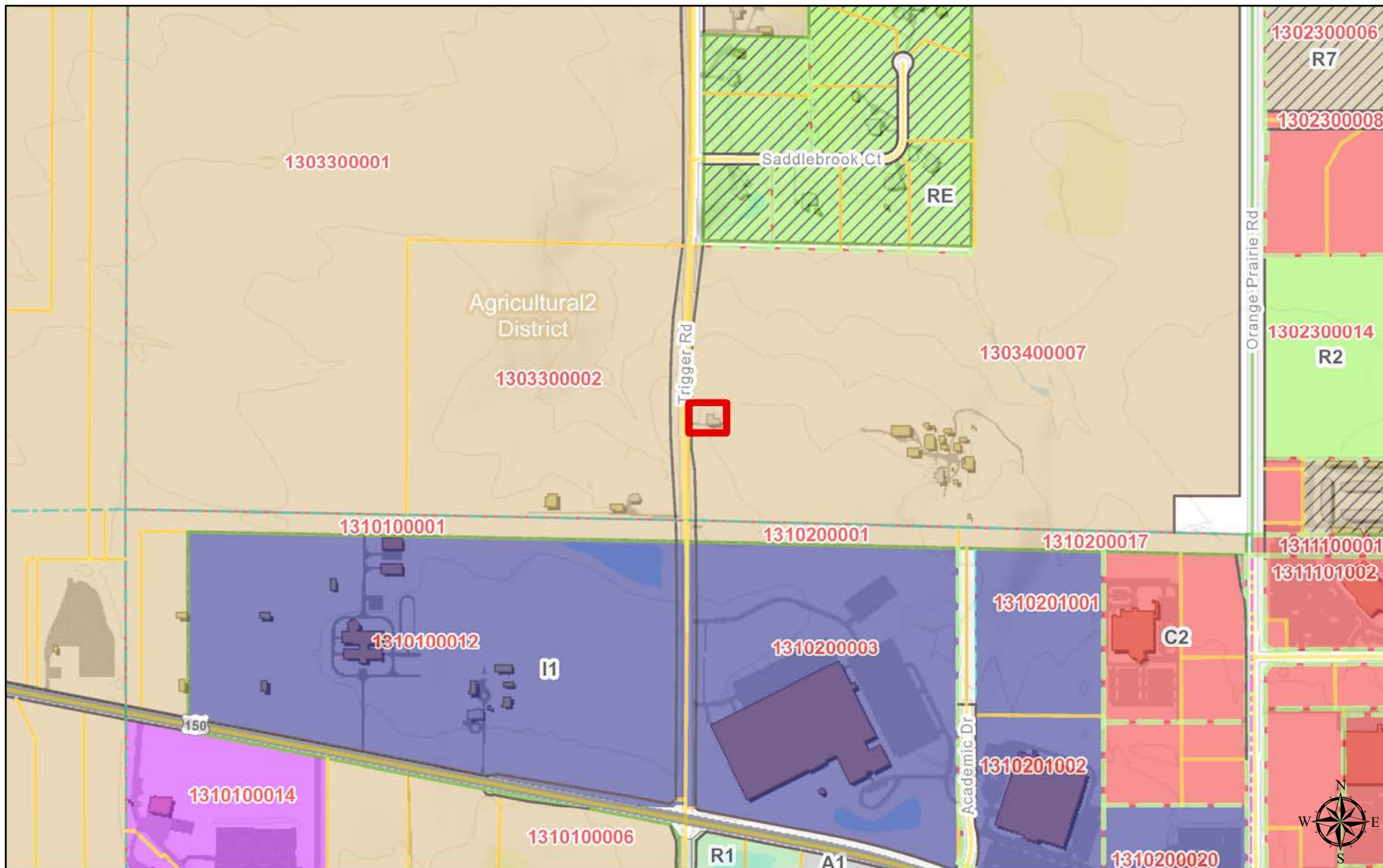
The Development Review Board recommends approval of the request.

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

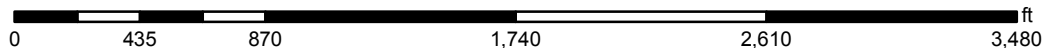
1. Surrounding Zoning
2. Annexation Petition
3. Annexation Agreement
4. Annexation Map
5. DRB Advisory Comments

Peoria County, IL



Peoria County, IL, HERE, USGS

1 inch = 667 feet



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



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 8004 N Trigger Rd

Building Job ID: 17-8

Project Description:

Project Status: ACTIVE

Department: Fire

Comment Date: 2-2-17

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No comment on annexation agreement.



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 8004 N Trigger Rd.

Building Job ID: 17-8

Project Description: Annexation Agreement

Project Status: ACTIVE

Department: Illinois American Water

Comment Date: 2-3-17

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No comment