



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: May 3, 2018 (continued from April 5, 2018)

CASE NO: PZ 18-11

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Marsha N Romain to obtain a Special Use in a Class R-6 (Multi-Family Residential) District for a School for the Arts for the property identified as Parcel Identification No. 18-03-310-015, with an address of 919 NE Jefferson Avenue, Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a School for the Arts to utilize the individual rooms within the building as art studios. The property is further described below:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|--------------------------------|---|--|---|
| Parking | 3 parking spaces of which 1 will be handicap accessible. | None | None |
| Mechanical & Utility Screening | No mechanicals are visible. | None | None |
| Use Standards | None | None | None |
| Landscaping | No change to existing landscape conditions. Front yards Morgan and Evans requires 90 points each. Front yard of Jefferson requires 171 points. Parking lot requires 3 points | Landscaping waiver to allow existing landscaping to meet requirement. One tree on Jefferson St and four trees on Evans Street are located within the parkway. | No objection |
| 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 | No change to existing building setbacks. Required setbacks are: Front yards of Evan, Jefferson, and Morgan St = 30 feet Rear yard = 25 feet | Waiver to allow existing building setbacks for the front yard of Jefferson St at 20 feet and rear yard at 1 foot. | No objection due to pre-existing condition. |
| Height | Existing building height is 45 feet | None | None |

BACKGROUND

Property Characteristics

The subject property contains 1.41 acres and is developed as a school formerly known as Greeley School. The property is zoned Class R-6 Multi-Family residential and surrounded by R-6 (Multi-Family Residential) zoning to the

west and across the streets of Evan, Jefferson and Morgan to the north, south, and east. Additionally, a parcel located to the south is zoned CG (General Commercial).

History

The Greeley school building was built in the early to mid 1900's. It was used as a school within the Peoria Public School district until 2011, when it was closed and has remained vacant since.

| Date | Zoning |
|----------------|---------------------------------|
| 1931 - 1958 | C (Apartment) |
| 1958 - 1963 | C (Apartment) |
| 1963 - 1990 | R2 (Medium-Density Residential) |
| 1990 - Present | R6 (Multi-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 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 | Repair parking surface, stripe parking spaces. |
| 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) Repair parking area and access to be free from potholes, ruts, channels, growth of vegetation, other similar obstructions.
- 2) If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) All parking spaces must be striped in accordance with regulations.
- 4) Repair or remove the exterior chain link fence.
- 5) Waiver to allow existing street trees on Jefferson Ave and Evans Street to satisfy landscaping requirements.
- 6) Waiver to allow exterior lighting to remain. Any additions or changes to exterior lighting must meet current zoning regulations. i.e. footcandles
- 7) Waiver to allow existing building setbacks for the front yard on Jefferson and the rear yard, which are not in compliance with the R-6 zoning district regulations.
- 8) Waiver to eliminate parking lot perimeter landscape screen.

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 | 3. Site Plan |
| 2. Aerial Photo | 4. Photos |

919 NE Jefferson 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
3/28/2018



919 NE Jefferson St

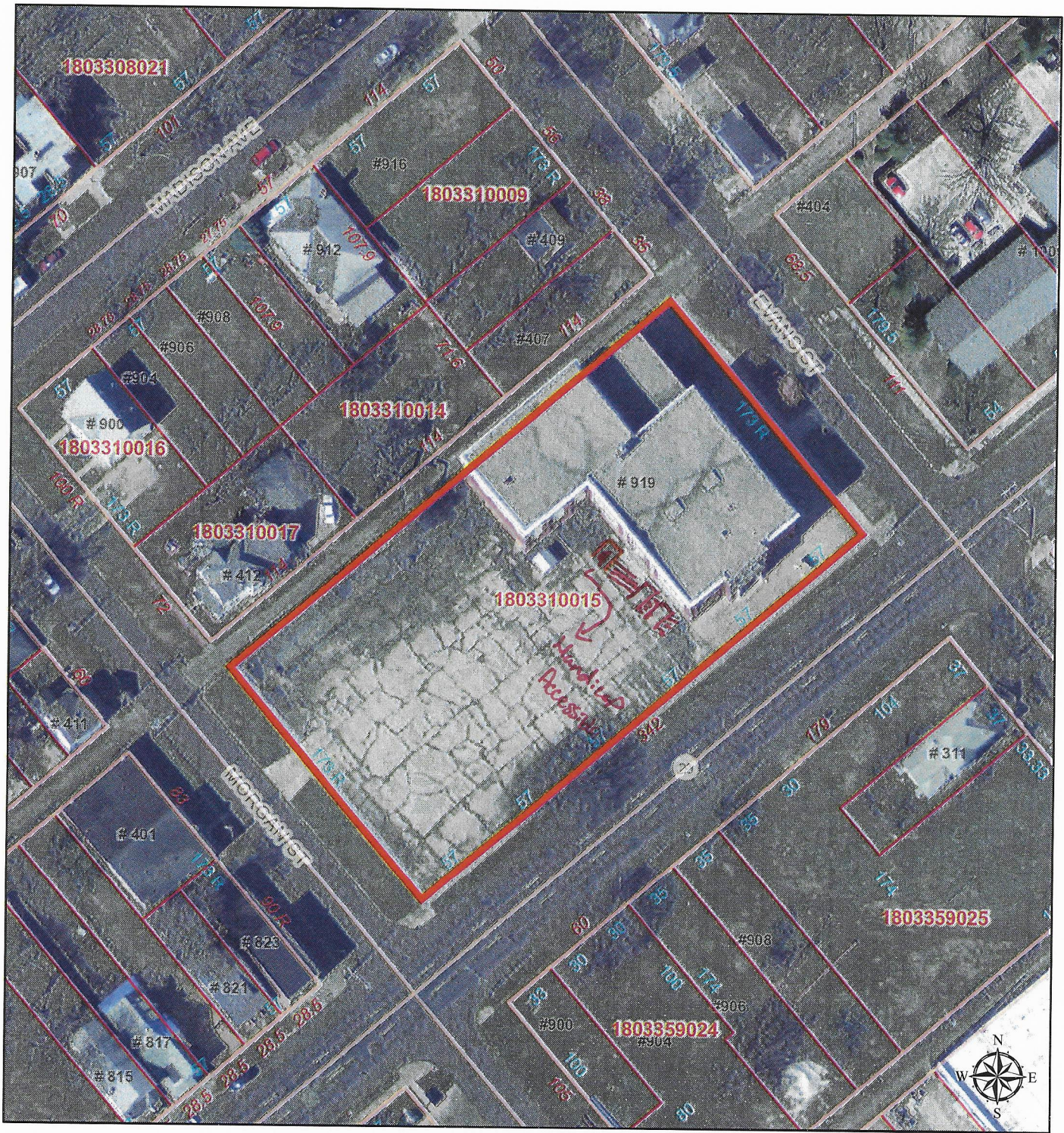


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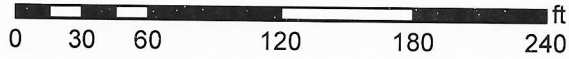
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Full Size Site Plan



1 inch = 83 feet



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2

