



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-12

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Billie Jo Stambaugh of BCJ Services, Inc to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales, Repair, & Service for the properties located at 314-318 S Olive Street (Parcel Identification Nos. 18-17-209-004 and 18-17-209-015), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for Auto Sales, Repair, & Service. Details of the property are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use Standards	As required in consideration of existing site conditions.	Allow two existing overhead doors to front the street without screening.	See Section 5.3.3.G attached. Waiver of overhead doors is accepted due to existing site conditions.
Buildings	1) 943 sf garage, single story 2) 1000 sf garage, single story	None	In compliance
Parking	No off-street parking provided.	None	In compliance
Mechanical & Utility Screening	None	None	N/A
Landscaping	None proposed. No change to existing conditions.	No landscaping due to existing paved surfaces.	No objection
Refuse Screening	None	None	Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access.
Signs	None proposed.	None	N/A
Exterior Lighting	A building mounted light on each garage structure.	None	Lighting must be directed downward and not spill over onto adjacent properties.
Fencing	1) Six-foot tall solid fence located in the front yard of Olive St. 2) Six-foot tall solid fence located in alignment with the building wall facing Jefferson Ave.	Waiver to allow existing front yard fence.	1) Reduce height of fence to 3 feet or remove from the front yard. 2) In compliance
Setbacks	Existing setbacks: Front yard = 10 - 35 ft Side yard = 5 - 30 ft Rear Yard = N/A	Allow for existing site conditions.	Non-conforming setbacks due to existing buildings. No objection
Street Façade	No change to existing buildings.	Allow for existing non-compliant building placement.	No objection

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Windows and Doors	No change to existing buildings	Allow for existing non-compliant windows and doors.	No objection

BACKGROUND

Property Characteristics

The subject properties contain 0.52 acres and are developed with two garages for conducting the proposed use. The properties are surrounded by CN (Neighborhood Commercial) zoning to the north, south, east, and west.

History

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	J (Light Industrial)
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	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	No – landscaping, and existing building/site conditions
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) Remove all obstructions (vehicles, fencing and gate, etc) in the public alley located between Olive Street and Jefferson Ave.
- 2) Remove vehicles located in the public right-of-way of Jefferson Ave or obtain a Revocable Right-of-Way Permit from the Public Works Dept.
- 3) Replace all deteriorated sidewalks.
- 4) Install new sidewalk on Olive Street.
- 5) Reduce the height of the front yard fence on Olive Street to 3 feet or remove from the front yard.

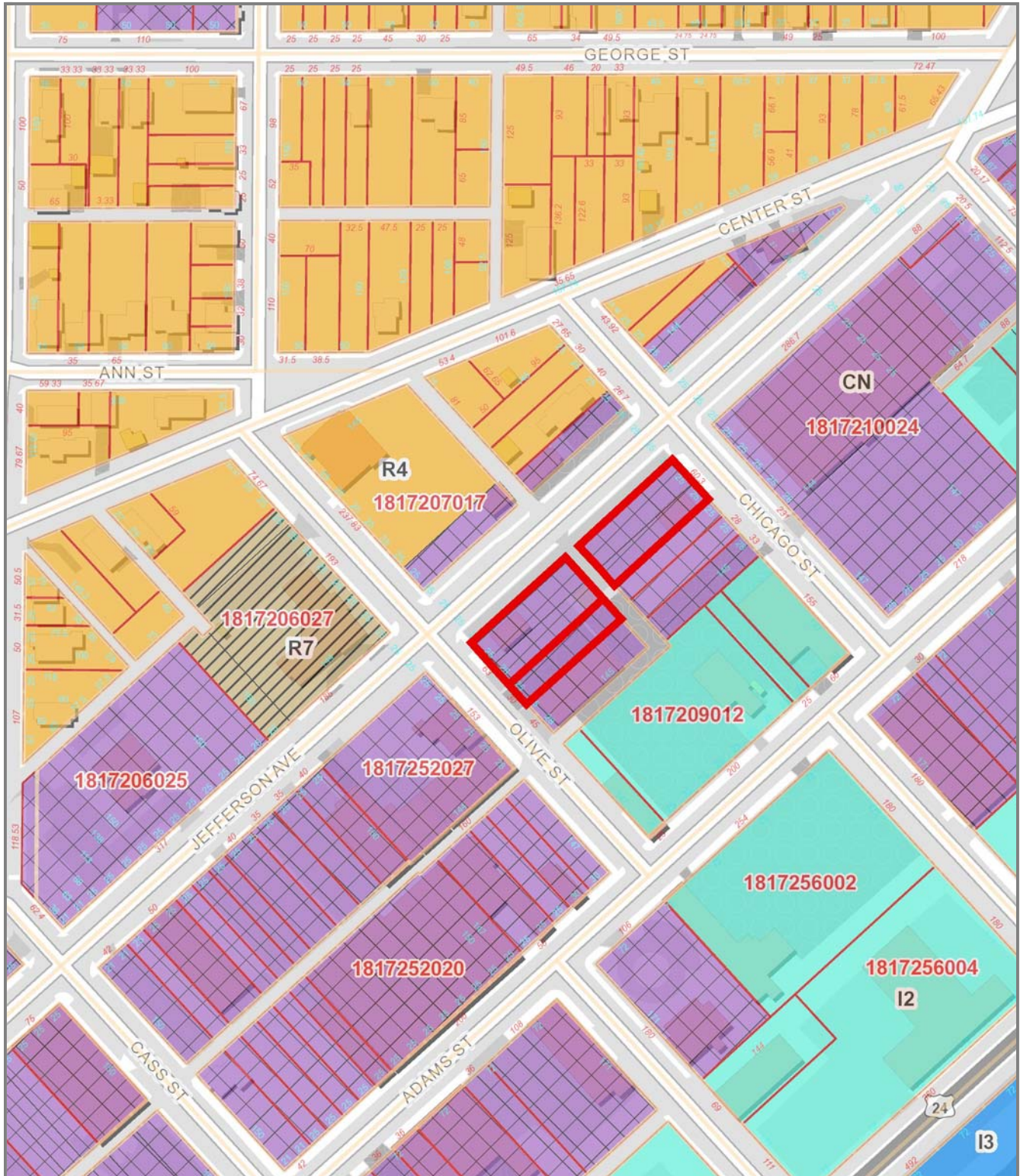
- 6) There shall be no dismantling of vehicles for salvage.
- 7) The storage of impounded vehicles shall not be permitted.
- 8) All repair and service of motor vehicles shall be conducted within a fully-enclosed building.
- 9) All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
- 10) Waiver to allow existing landscaping, building setback, street façade, and windows/doors to remain as currently constructed, included no required screening of service doors.

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

314-318 S Olive St

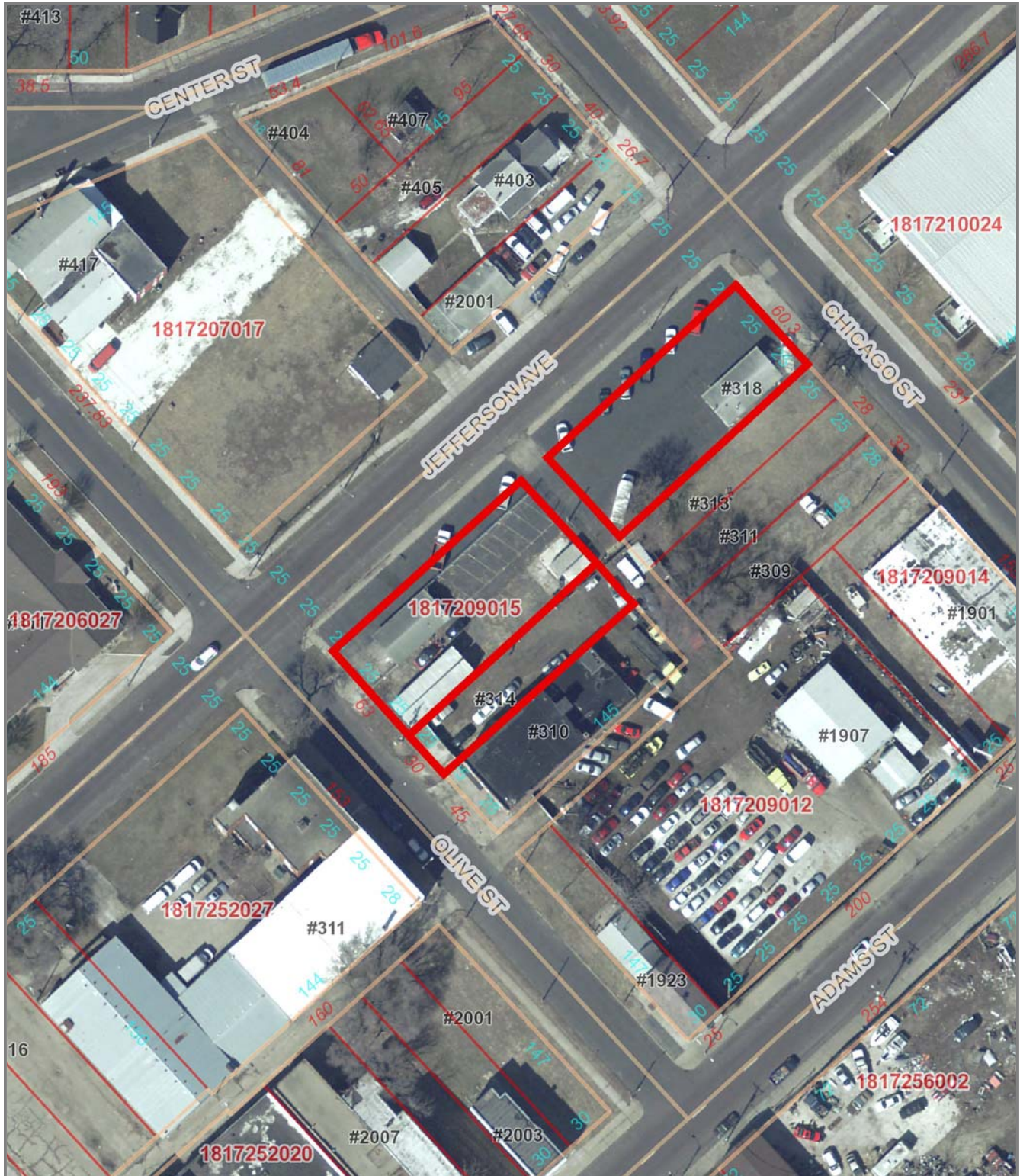


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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
2/6/2019



314-318 S Olive 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 = 83 feet
2/6/2019



Peoria County, IL



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 = 50 feet
 2/19/2019



