



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**THRU:** Site Plan Review Board  
**FROM:** Shannon Techie, Senior Urban Planner  
**DATE:** November 9, 2015  
**CASE NO:** PZ 15-48

**SUBJECT:** Public Hearing on the request of Elza Ghantous of Elza Ghantous Realty, for Hatem and Ghassan Kattom, to obtain a Special Use for auto sales and repair in a Class C-1 (General Commercial) District for the property located at 2010 W. Forrest Hill Avenue (Parcel Identification Number 14-31-226-014), Peoria, Illinois. (Council District 2).

## PROPERTY CHARACTERISTICS

The subject property contains 2.86 acres of land which contains a building that is currently vacant. The property is zoned Class C-1 (General Commercial) District and is surrounded by C-1 (General Commercial) District to the north, C-1 (General Commercial) District and R-3 (Single-family Residential) District to the east, R-3 (Single-family Residential) District to the south and west.

The Comprehensive Plan Designation for the property is Commercial.

## HISTORY

<u>Date</u>	<u>Zoning</u>
1963 - 1990	C-3 (General Commercial) District
1990 - Present	C-1 (General Commercial) District

## SUMMARY OF PROPOSAL

The petitioner is requesting a Special Use for auto sales and repair, as the use requires a Special Use in the C-1 (General Commercial) District.

### Buildings & Yards

The petitioner is proposing to reuse the existing 31,576 square foot building with no changes proposed to the exterior of the building at this time.

### Parking & Access

The petitioner is proposing to provide 130 parking spaces, which includes 5 disabled parking spaces as required. The existing parking lot will be reused in the existing location with no expansion of the parking area proposed and therefore no fee for overparking is required.

### Estimated Traffic Generation:

Estimated traffic generation is required with special use applications and was requested through the Site Plan Review Board process. In addition, the Public Works Department requested that traffic projections be provided in accordance with the ITE Trip Generation Manual, and anticipated split between the three entrances. The following traffic generation information was provided by the petitioner:

- ❖ Average Vehicle Trip Ends Weekday (33.34 Trip ends/1000 sf) – 1052 Vehicles
- ❖ Peak Hour Vehicle Trip Ends A.M. (2.20 Trip ends/1000 sf) – 70 Vehicles
- ❖ Peak Hour Vehicle Trip Ends P.M. (2.72 Trip ends/1000 sf) – 86 Vehicles

## Landscaping, Lighting, and Screening

### Landscaping

#### Front Yard Landscaping:

Front yard landscaping is required to meet Zoning Ordinance requirements along Harper Terrace, Gale Avenue, and Forrest Hill Avenue, with 157 landscape points required along Harper Terrace, 174 points along Forrest Hill Avenue, and 152.5 points along Gale Avenue. All front yard landscape is required to be from the tree classification. Front yard landscaping meets ordinance requirements as shown on the site plan provided.

Transitional Buffer Yard Landscaping: A 25 foot deep transitional buffer yard is required along with west side of the property and long the southeast boundary of the property, as both areas abut residentially zoned property. 288 points of landscaping are required in the TBY on the west property boundary and 268 points are required in the TBY on the southeast property boundary. The transitional buffer yard as proposed meets Zoning Ordinance requirements.

Screening of the Activity Area: Per Appendix B, Article 16.4.(7), the parking areas that are adjacent to a required TBY are required to be visually screened with a fence, wall, berm, planting or combination thereof which achieves a substantially solid six-foot visual barrier. If a fence or wall is used to meet this requirement it must be located between the activity area and the TBY. A 6 foot tall fence has been shown between the parking lot and the required transitional buffer yard, which meets Zoning Ordinance requirements.

Parking Lot Landscaping: 130 landscape points are required for the parking area, in the form of shade trees. The site plan meets Zoning Ordinance requirements, in that 7 shade trees are proposed within the parking lot.

### Lighting

No new lighting was proposed as part of this application. Existing lighting cannot exceed 3 footcandles as measured at the property line.

### Screening

A dumpster enclosure currently exists on the site, at the back of the building along Harper Terrace; however, the enclosure is in disrepair and will not fully screen the refuse area as required. The site plans notes that refuse area will be screened per Zoning Ordinance requirements.

### Signage

There is an existing freestanding sign on the site that appears to meet Zoning Ordinance requirements for setback, area, and height. If the sign is to remain, a revised site plan should be provided showing the location of the freestanding sign, with the setback from the property line labeled on the site plan. No sign information was provided by the petitioner. Any new signs must meet Zoning Ordinance requirements and require a separate application.

### **STAFF COMMENTS:**

1. The following permits may be required; contractors must be licensed and bonded with the City of Peoria:
  - a. Excavation Permit (for utility connections within Public ROW)
  - b. Erosion, Sediment and Storm Water Control Permit (storm water detention is required using the City's simplified rational method for any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area))
  - c. Lane/Road/Sidewalk/Alley Closure
  - d. General ROW Use permit
2. An NPDES construction permit from the Illinois EPA may be required for this project.

**CONDITIONS OF APPROVAL:**

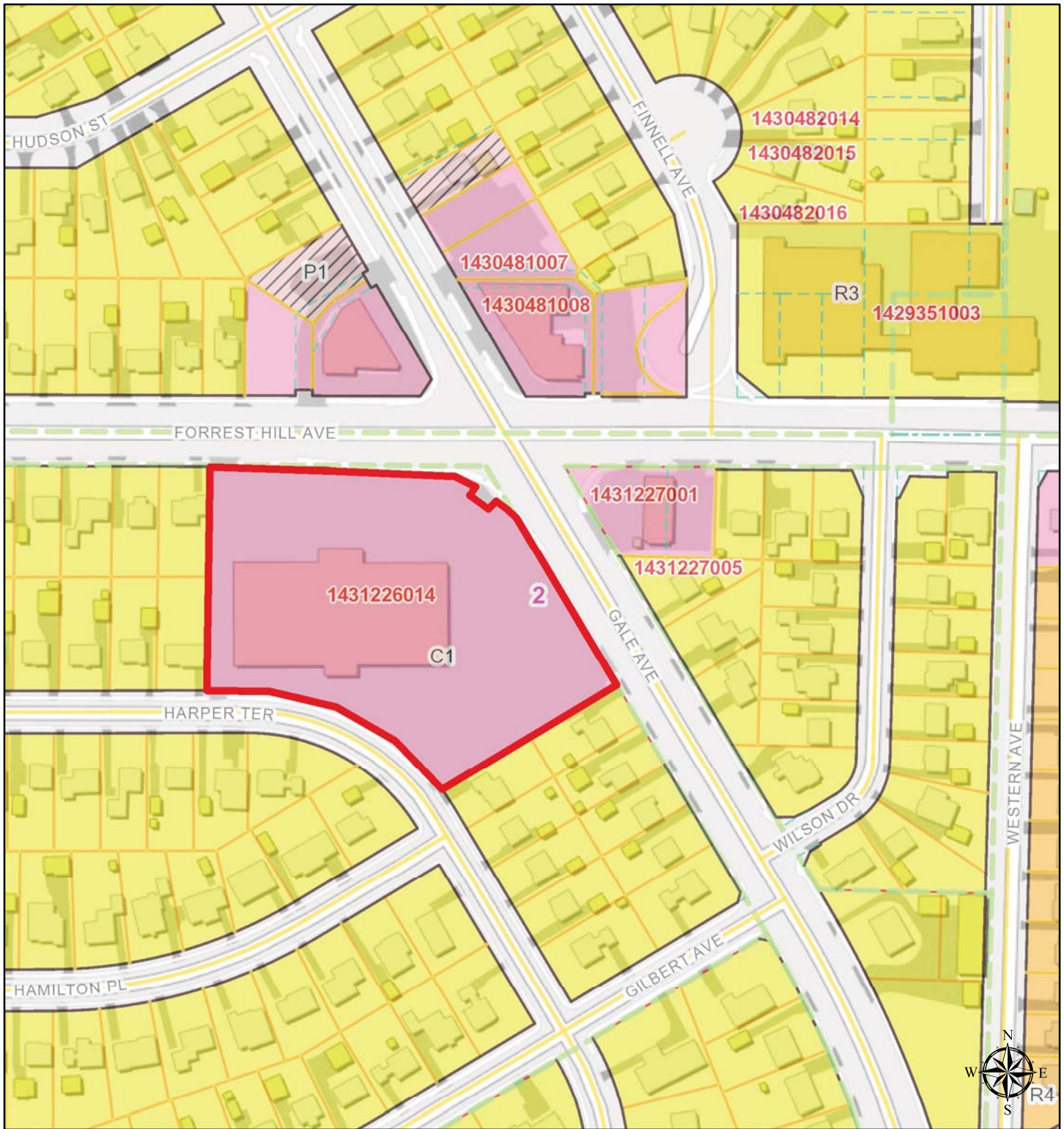
The Site Plan Review Board is recommending denial of this request due to the incompatibility of the proposed uses with the residential character of the surrounding neighborhood; however, if the Special Use is granted, Staff requests that the following conditions be included:

<b>Condition</b>	<b>Detail</b>	<b>Staff Recommendation</b>
1. Screening	All rooftop and groundlevel mechanical equipment, utilities, and refuse area must be screened per Zoning Ordinance requirements.	Support
2. Auto Repair	All auto repair must take place within an enclosed building; no auto repair must occur on the exterior of the building.	Support
3. Signs	If the existing freestanding sign is going to remain on the site, a revised site plan is required showing that the sign meets Zoning Ordinance requirements for setback, area, and height. Any non-conforming signs must be removed as part of this approval and any new signs require a separate application.	Support
4. Lighting	Lighting may not exceed 3 footcandles as measured at the property line.	Support
5. Parking	Parking lot must be maintained as an evenly paved surface per Zoning Ordinance requirements and all parking spaces must be striped per Zoning Ordinance requirements.	Support
6. Disabled Parking	Disabled parking spaces must be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.	Support

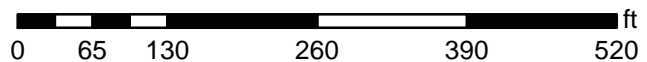
**SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends DENIAL of the request, due to the incompatibility of the proposed use with the surrounding residential character of the neighborhood.

# Surrounding Zoning Map - 2010 W Forrest Hill Ave.



1 inch = 167 feet

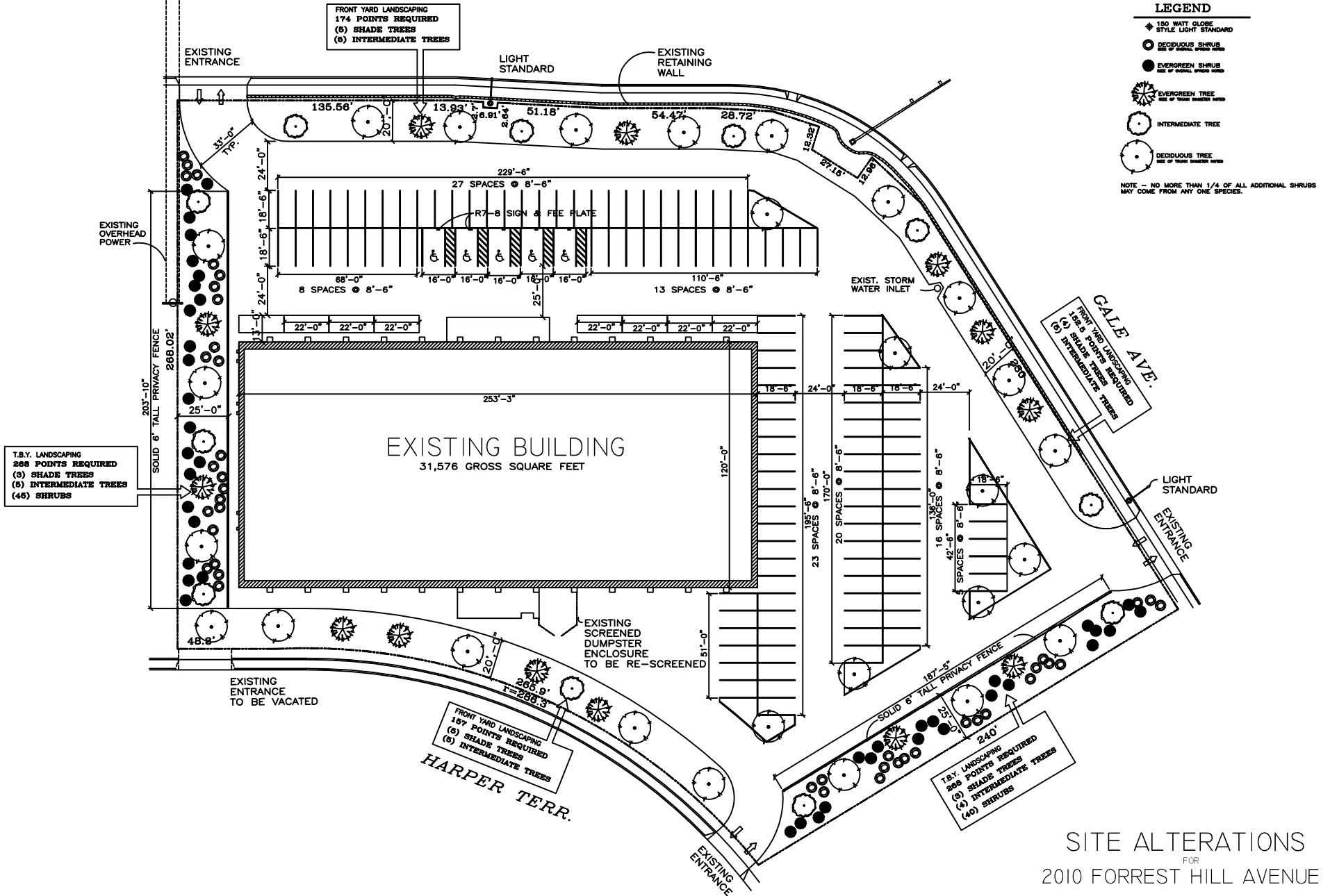


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Peoria County, IL, HERE, USGS



FORREST HILL AVE.



LEGEND

- ◆ 150 WATT GLOBE STYLE LIGHT STANDARD
- DECIDUOUS SHRUB (SIZE OF SYMBOL SHOWN HERE)
- EVERGREEN SHRUB (SIZE OF SYMBOL SHOWN HERE)
- ⊙ EVERGREEN TREE (SIZE OF SYMBOL SHOWN HERE)
- INTERMEDIATE TREE (SIZE OF SYMBOL SHOWN HERE)
- DECIDUOUS TREE (SIZE OF SYMBOL SHOWN HERE)

NOTE - NO MORE THAN 1/4 OF ALL ADDITIONAL SHRUBS MAY COME FROM ANY ONE SPECIES.

GALE AVE.  
FRONT YARD LANDSCAPING  
186 POINTS REQUIRED  
(9) SHADE TREES  
(6) INTERMEDIATE TREES

HARPER TERR.  
FRONT YARD LANDSCAPING  
187 POINTS REQUIRED  
(9) SHADE TREES  
(6) INTERMEDIATE TREES

T.B.Y. LANDSCAPING  
286 POINTS REQUIRED  
(9) SHADE TREES  
(6) INTERMEDIATE TREES  
(45) SHRUBS

SITE ALTERATIONS  
FOR  
2010 FORREST HILL AVENUE

## **AUTO SALES/SERVICE**

### **TRAFFIC GENERATION CALCULATIONS**

LOCATED AT:

2010 FORREST HILL AVE.  
PEORIA, IL

PREPARED BY:

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.  
November 11, 2015

Based on the ITE Manual we utilized Land Use: 841 New Car Sales This land use includes new and used car sales, service and parts sales.

The 2010 Forrest Hill development best fits this land use.

Total Square Footage of Building: 31,576

Based upon the ITE manual for Land Use 841, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (33.34 Trip ends/1000 sf) – 1052 Vehicles  
Peak Hour Vehicle Trip Ends A.M. (2.20 Trip ends/1000 sf) – 70 Vehicles  
Peak Hour Vehicle Trip Ends P.M. (2.72 Trip ends/1000 sf) – 86 Vehicles









NO  
PARKING  
ANYTIME  
←→



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