



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (prepared by Kimberly Smith)

**DATE:** June 7, 2018

**CASE NO:** PZ 18-26

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas Brondage, of Sun Loan Illinois No. 2 Inc., to obtain a Special Use with waiver(s), for a Convenience Cash Business in a Class C-1 (General Commercial) District for the property located at 3204-3208 N University Street (Parcel Identification Nos. 14-29-451-011 and 14-29-451-012), Peoria, Illinois (Council District 2)

## SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a Convenience Cash Store within 1500 feet of other, existing convenience cash stores, and within 1500 feet of residentially zoned districts.

The stated intent in the Unified Development Code is “to minimize the detrimental effects that certain Convenience Cash practices have on neighborhood character and housing values, by regulating the density of payday lending businesses within the City...” A special use is required because, in this case, distance requirements are not met.

Additional details on the request are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
Parking	No change to existing site	N/A	Accessible parking spaces must be properly signed and striped.
Mechanical & Utility Screening	No change to existing site	N/A	All mechanicals and refuse areas require compliant screening.
Use Standards	Locate within 1500 of other convenience cash stores, and within 1500 feet of residential zoning districts.	Waiver of separation requirement.	Deny
Landscaping	No change to existing site	N/A	N/A
Signs	Replacement signs are proposed for the	The existing freestanding sign post does not meet	Support.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
	wall/canopy; and a face change is proposed within the existing freestanding sign.	setback requirements from Hudson. A waiver for existing conditions is required.	
Exterior Lighting	No change to existing site	N/A	N/A
Setbacks, Yards	No change to existing site	Wavier of 20 feet setback requirement to allow for existing conditions.	Support.
Height	No change to existing site	N/A	N/A

## **BACKGROUND**

### **Property Characteristics**

The subject property contains two parcels that comprise 0.26 acres of land, developed with a commercial structure intended for retail and office use. The property is currently zoned Class C-1 (General Commercial). It is surrounded by C-1 district to the north, the C-1 and C-2 (Large Scale Commercial) district to the west, the C-1 district to the south; and the R-3 (Single Family) district to the east.

### **History**

Date	Zoning
1931 – 1958	A (One Family Dwelling)
1958 – 1963	E (Commercial)
1963 – 1990	C-2 (Neighborhood Commercial)
1990 - Present	C-1 (General Commercial)

## **DEVELOPMENT REVIEW BOARD ANALYSIS**

The Development Review Board 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

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	Current configuration is the result of improvements to University Street
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Does not meet separate requirements	Proximity to other convenience cash business stores, and property zoned residential, conflicts with Ordinance intent to avoid concentration of such uses and detriment to the area.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs  Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

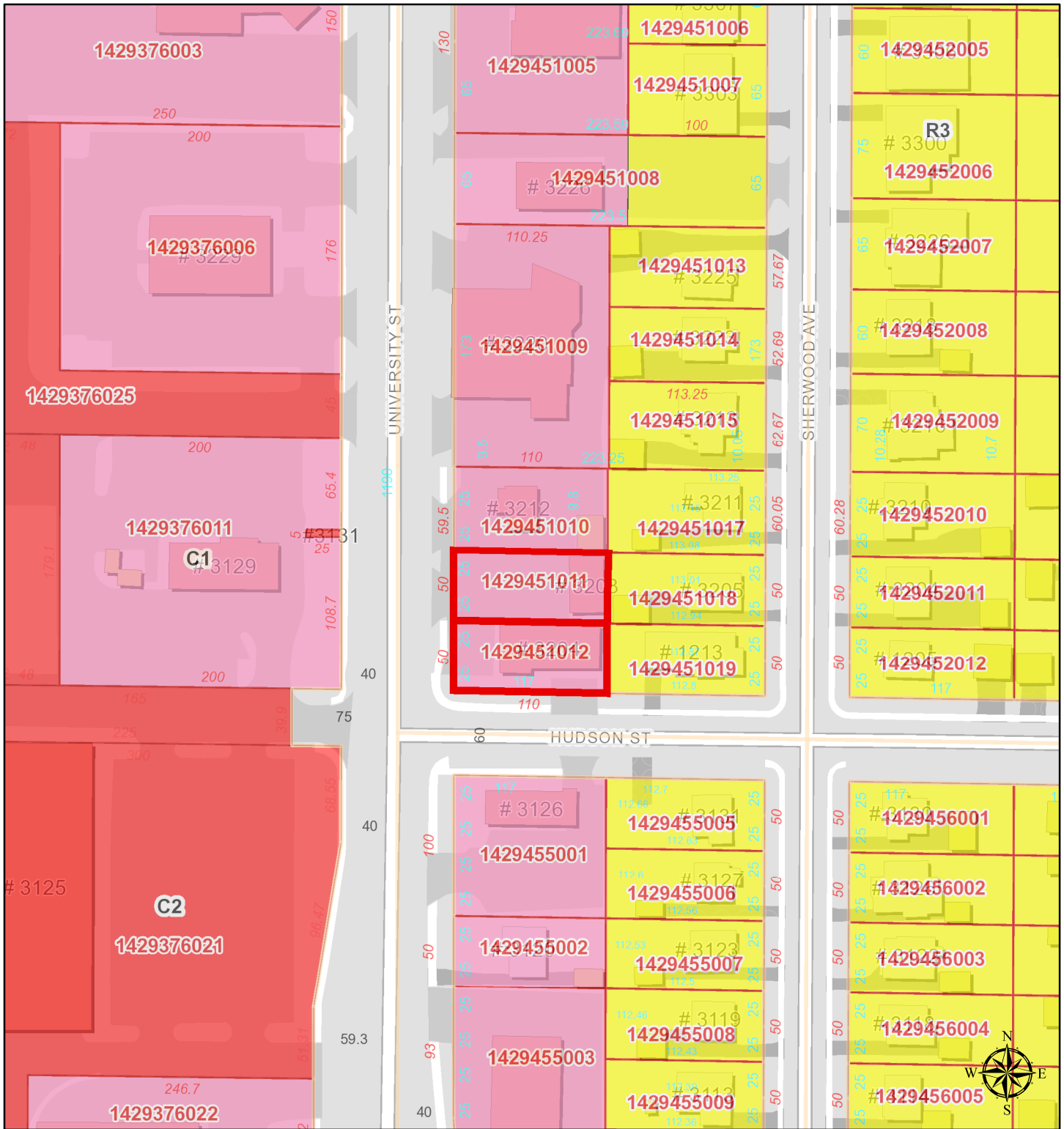
The Development Review Board recommends DENIAL of the request to obtain a Special Use to allow for a convenience cash business at the proposed location, due to inability to meet standards.

**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.

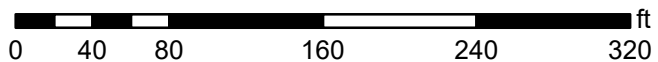
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Radius of 1500 feet
4. Site Plan
5. Elevations and/or Renderings

# PZ 18-26 - SURROUNDING ZONING



1 inch = 100 feet



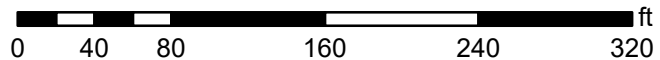
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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



# PZ 18-26 - AERIAL



1 inch = 100 feet

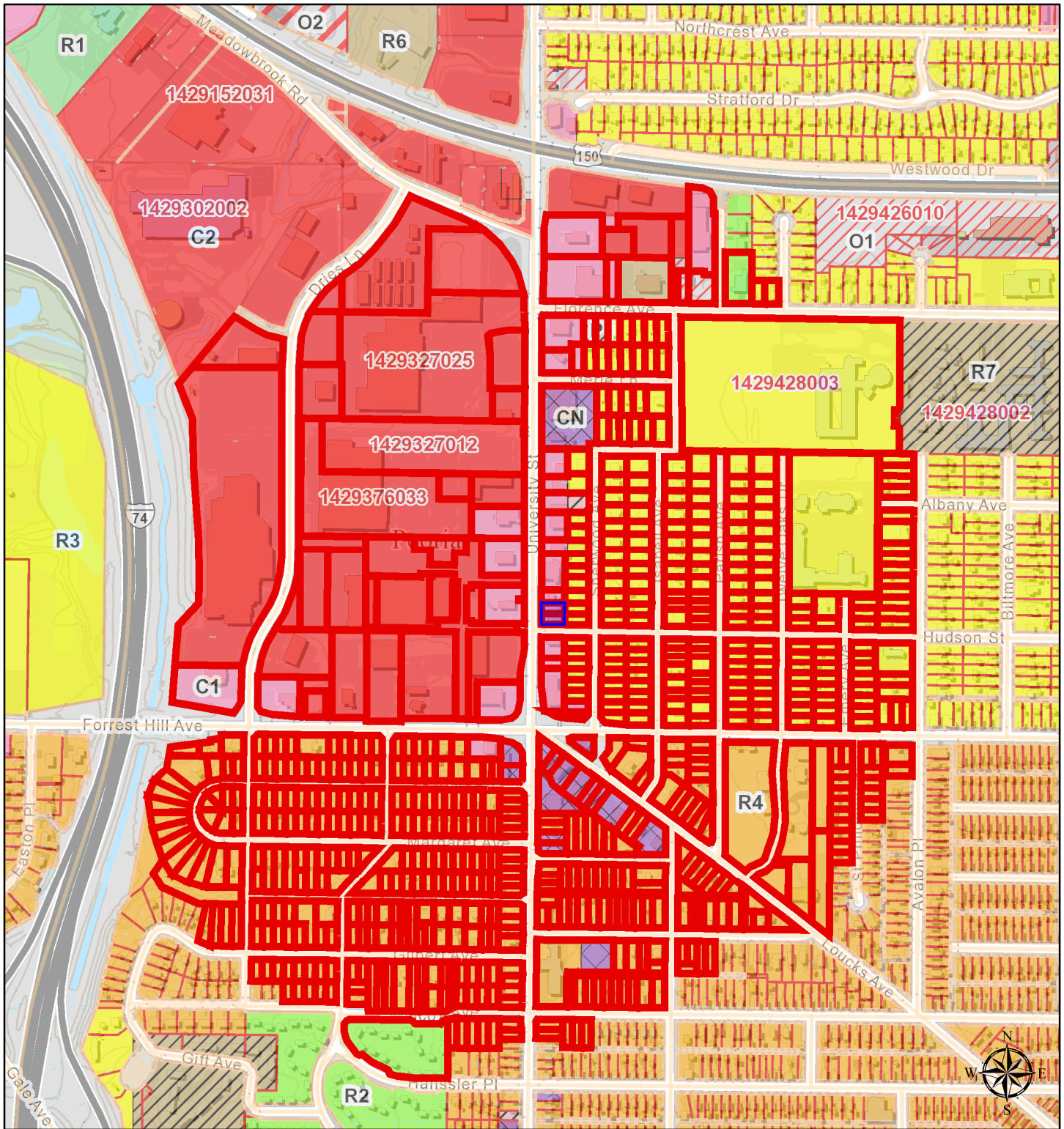


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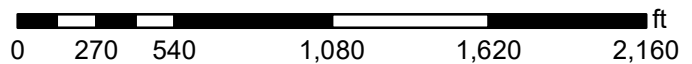
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



# PZ 18-26 - RADIUS OF 1500 FEET



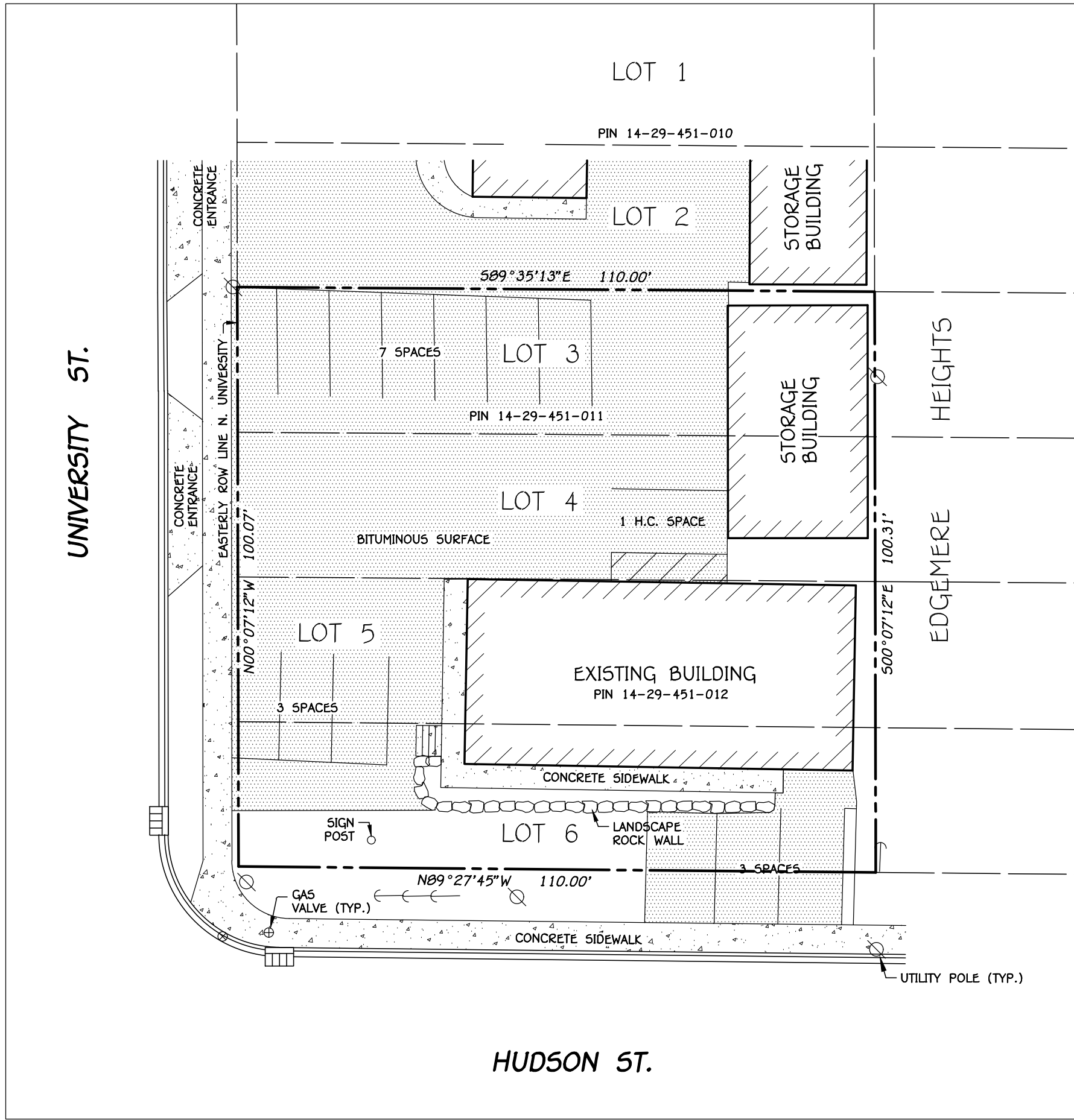
1 inch = 660 feet



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

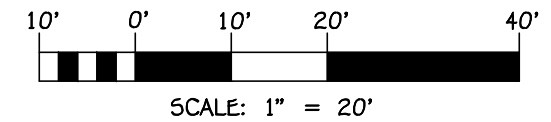
Peoria County, IL, HERE, USGS





**LEGEND**

- BOUNDARY OF EXHIBIT
- SECTION LINE
- EXISTING PROPERTY LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- GUY ANCHOR
- STORM SEWER INLET



**GENERAL NOTES**

AREA OF SPECIAL USE: 0.253 ACRE±

SPECIAL USE SITE IS PIN 14-29-451-011 AND 14-29-451-012

SITE IS ZONED C-1, COMMERCIAL.

THERE ARE NO PROPOSED IMPROVEMENTS TO THIS SITE.

THERE ARE 14 EXISTING PARKING SPACES ON THE PROPERTY, OF WHICH 1 IS STRIPED AS BEING HANDICAP ACCESSIBLE.

**LEGAL DESCRIPTION** DOCUMENT NO. 2000-17315

LOTS 3, 4, 5, AND 6 IN EDGEMERE HEIGHTS, ACCORDING TO THE PLAT THEREOF WHICH IS RECORDED IN PLAT BOOK "M" PAGES 72 & 73, EXCEPT THEREFROM 7 FEET OF EVEN WIDTH OFF OF THE WESTERLY END OF SAID LOTS 3, 4, 5, AND 6 AS CONVEYED BY WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 1182 PAGES 61 & 64, IN THE CITY OF PEORIA, SITUATED IN PEORIA COUNTY, ILLINOIS.

AUSTIN ENGINEERING, CO., INC.  
 Consulting Engineers / Surveyors  
 311 SW Water St., Suite 215  
 Peoria, Illinois 61602  
 License No. 184-001143



**SPECIAL USE EXHIBIT PLAT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION FOUR (4),  
 TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) EAST OF THE  
 FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

**FOR: OZ BAKIRDAN**

**SPECIAL USE EXHIBIT PLAT**

PROJECT NO	40-18-
DATE	05-22-2018
REVISED DATE	
SURVEYED	FIELD BOOK
N/A	N/A
DRAWN	APPROVED
MPC	MPC

SHEET

**EXHIBIT-1**

**From:** Tania Walker  
**To:** [Kim Smith](#)  
**Subject:** 3204 N University Street  
**Date:** Tuesday, May 15, 2018 9:38:17 AM

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