



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: September 5, 2019

CASE NO: PZ 19-25

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Jim McKenna to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the properties located at 1700, 1704 and 1708 W Lincoln Ave (Parcel Identification Nos. 18-17-103-004, 18-17-103-005, and 18-17-103-006), Peoria, IL (**Council District 1**)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a place of worship as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	16 spaces	None	Acceptable – dimensions are required for final site plan.
Mechanical & Utility Screening	Solid 6 feet dumpster screen; AC and HVAC mechanicals are behind the building	None	Acceptable – screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.
Use Standards	N/A	N/A	N/A
Landscaping	Suggested landscaping is shown in the front yard, parking lot, and transitional buffer yards.	None	Acceptable - Property is zoned R-4, therefore landscaping is not specifically required by Ordinance; however helps the proposal to meet the special use standards set forth in Section 2.9.10. Full points are shown for all areas.
Buffers Yards	West property line along the alley shows 7'6" buffer yard, interrupted by traffic egress from the proposed parking lot. The same 7'6" is also shown along the south property line. If zoned other than single family, the requirement would have been 12'5' and 12' respectively.	None	Not specifically required by Ordinance because the property is zoned R-4, therefore a waiver is not technically required. However helps the proposal meet the special use standards set forth in Section 2.9.10.
Signs	One free standing sign along Lincoln.	None requested at this time.	Per Section 8.3.10.C.3., the residential special use freestanding sign is limited to 20 square feet, and 5 feet in height. Staff requested detail from the petitioner.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Exterior Lighting	Not yet submitted.	None	Staff requested a lighting plan from the petitioner. This is required prior to receipt of a building permit, and must be approved by the Development Review Board.
Street Walls	None	None	N/A
Setbacks, Yards, Build To	Front yards along Lincoln and Matthew: 5 foot setback for the parking lot. The building will be 38'6" from Lincoln, and 17' from Matthew. Side yard along alley: 7'6" Rear yard (south property line): 7'6"	Waiver to reduce front yard requirement from 15' to 5' (Section 4.2.4., Building Envelope Standards); rear yard from 25' to 7'6". Side yard along alley meets the 4' requirement.	No objection
Height	Peak of tallest gable is 18'6"; height to top of 14' steeple 32'4".	None	No objection
Windows & Doors	Main entrance doors on the east, face along Matthew. Two entry door points on the north face along Lincoln. No windows or doors on the south face, one door on the west face.	None	No objection
Open Space Area	N/A	N/A	N/A
Access & Circulation	Close existing curb cuts along Lincoln and Matthew. Create new curb cut along Matthew for a one-way entrance, with an exit into the alley.	None	Requires IDOT approval. Approving email correspondence is included with this memo. Applicable permits must be obtained.
Awnings, Canopies, & Porches	N/A	N/A	N/A
Materials	Most dominant exterior building material will be vinyl siding. The south wall will contain all vinyl. Brick veneer will be used along the base and a portion of the walls along the north and east sides. No brick veneer is proposed on the south wall.	None	No objection
Other			

BACKGROUND

Property Characteristics

The subject property contains 0.34 acres of land and is currently developed with an existing commercial structure used for a place of worship. The property is zoned Class R-4 (Single Family Residential) zoning, and is surrounded by the same.

History

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-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
The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.	Met	None
The special use will not be injurious to the uses and employment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.	Met	Public Works Conditions: Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.
The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	Met	None
Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided.	Not met	Public Works Condition: Access from Lincoln requires a State Right of Way Permit from the Illinois Department of Transportation.
Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.	Not met	Included with this memo is correspondence from IDOT to approving ingress 30 feet from the intersecting curb. Required permits must be obtained.
The proposed special use is not contrary to (supports and furthers) the objectives of adopted plans.	Met	None
If a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need, and provide a public benefit.	N/A	N/A
The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.	No	See waivers listed in the recommendation below.
Comprehensive Plan Critical Success Factors	Grow employers and	N/A

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
	jobs and reinvest in neighborhoods.	
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 waivers and conditions:

Waivers

1. Waiver to reduce the required front yard setback from 15' to 5' (Section 4.2.4., Building Envelope Standards).
2. Wavier to reduce the required rear yard setback from 25' to 7'6" (Section 4.2.4., Building Envelope Standards).

Conditions

1. Parking space dimensions are required for final site plan.
2. Dumpster screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.
3. Submit detail for the proposed free-standing sign.
4. Submit a lighting plan.
5. Obtain required approvals, including those from IDOT, for proposed curb closures and new curb cuts.
6. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.

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. Site Plan
4. Elevations Photos
5. Statements