



PLANNING & ZONING COMMISSION  
THURSDAY, JUNE 2, 2022  
CITY HALL, ROOM 400 – 1:00 P.M

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 5, 2022 MINUTES

4. REGULAR BUSINESS

*Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

**CASE NO.** PZ 843-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Horan to approve an Annexation Petition and Annexation Agreement including a Subdivision Plat for the property located north of W Route 150, east of Blackbridge Road, west of Parcel Identification No. 13-04-376-006, and south of Chestnut Drive. The subject parcel is identified as Parcel Identification No. 13-04-376-001, with an address of 8022 N Blackbridge Road, Edwards, IL.  
***THIS CASE HAS BEEN WITHDRAWN***

**CASE NO.** PZ 866-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E. Leiter, to amend an existing Use with Approval as a Special Use in a class R-6 (Multi-Family Residential) District for an existing Multi-Family Residential Development to add a Multi-Family Freestanding Sign, for the property located at 6625 Big Hollow Rd (Parcel Identification No. 13-13-101-005), Peoria IL (Council District 4)

**CASE NO.** PZ 873-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Hill, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2303 W Marquette St (Parcel Identification No. 18-18-255-018), Peoria IL (Council District 1)

**CASE NO.** PZ 876-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

# W E L C O M E !

If you plan on speaking, please complete a **Blue Speaker Form**

For each case the following sequence will apply:

- 
- 1. Chairperson proceeds with swearing in procedures
  - 2. Chairperson announces the case
  - 3. Staff enters case into the record
    - a. Staff presents the case
    - b. Staff answers questions from the Commission
  - 4. Petitioner presents case and answers questions from the Commission
  - 5. Chairperson opens the meeting to the public
  - 6. Public comments – Chairperson may ask for response/input from staff and petitioner
  - 7. Petitioner presents closing statements
  - 8. Public testimony is closed (No further public comment)
  - 9. Commission deliberates and may consult staff
  - 10. Commission prepares findings, if applicable
  - 11. Commission votes

**All comments and questions must be directed to the Commission**



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Julia Hertaus)  
**DATE:** June 2, 2022  
**CASE NO:** PZ 876-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4).

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a special use to allow the development of a vehicle service and repair, Jiffy Lube Quick Lube Services, in the C-1 (General Commercial) District. The proposed development includes an approximately 2,807 sq. ft building with two service bays. A waiver is requested to reduce the front yard setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow for building placement and proper driveway width for vehicles exiting the service bays.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Six (6) regular spaces, one (1) accessible space	None	Add one (1) bicycle parking space
Mechanical & Utility Screening	A 6-7' tall four-side solid dumpster enclosure is located in the SE corner of the site.	None	In compliance
Landscaping	A landscape plan has been submitted for the front yards, interior and perimeter parking lot.	None	Condition to place continuous hedge along both sides of the exit driveway.
Signs/Awnings	Sign package has been submitted for review .	None	A separate sign permit will be issued. Review of the sign package is not part of this special use.
Exterior Lighting	Photometric plan submitted	None	In compliance
Setbacks	<ul style="list-style-type: none"> <li>• Front yard setback on Farrelly Ave is 22'</li> <li>• Front yard setback on N. Rockwood Dr. is between 8-12'</li> <li>• Front yard setback on Sterling Ave is 20-35'</li> <li>• Side yard setback near parking lot is 3'</li> </ul>	Waiver to reduce the setback along N. Rockwood from 20' to 8' at its narrowest point.	No objection
Height	Proposed building is 22'2" at its tallest point.	None	In compliance, the C1 district allows building height up to 35'
Access/Driveways	Two driveway approaches from Rockwood, one driveway approach from Sterling.	None	None

## **BACKGROUND**

### **PROPERTY CHARACTERISTICS**

The subject property is approximately 0.5 acres of land, located in the C1 (General Commercial) District. Surrounding zoning is also C1 (General Commercial), with P1 (Parking), R1 Single-Family (Low Density) Residential, and C2 (Large Scale Commercial) nearby.

### **History**

Zoning class has consistently been commercial.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C2 (Neighborhood Commercial)
1990 - Present	C1 (General 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.

<b>Standard for Special Use</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to 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	Waiver requested to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow for building placement and proper driveway width for vehicles exiting the service bays. Conditions to place continuous hedge along the length of both sides of the exit driveway and add 1 bicycle parking space.
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Grow Business	

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request with the following waiver and conditions:

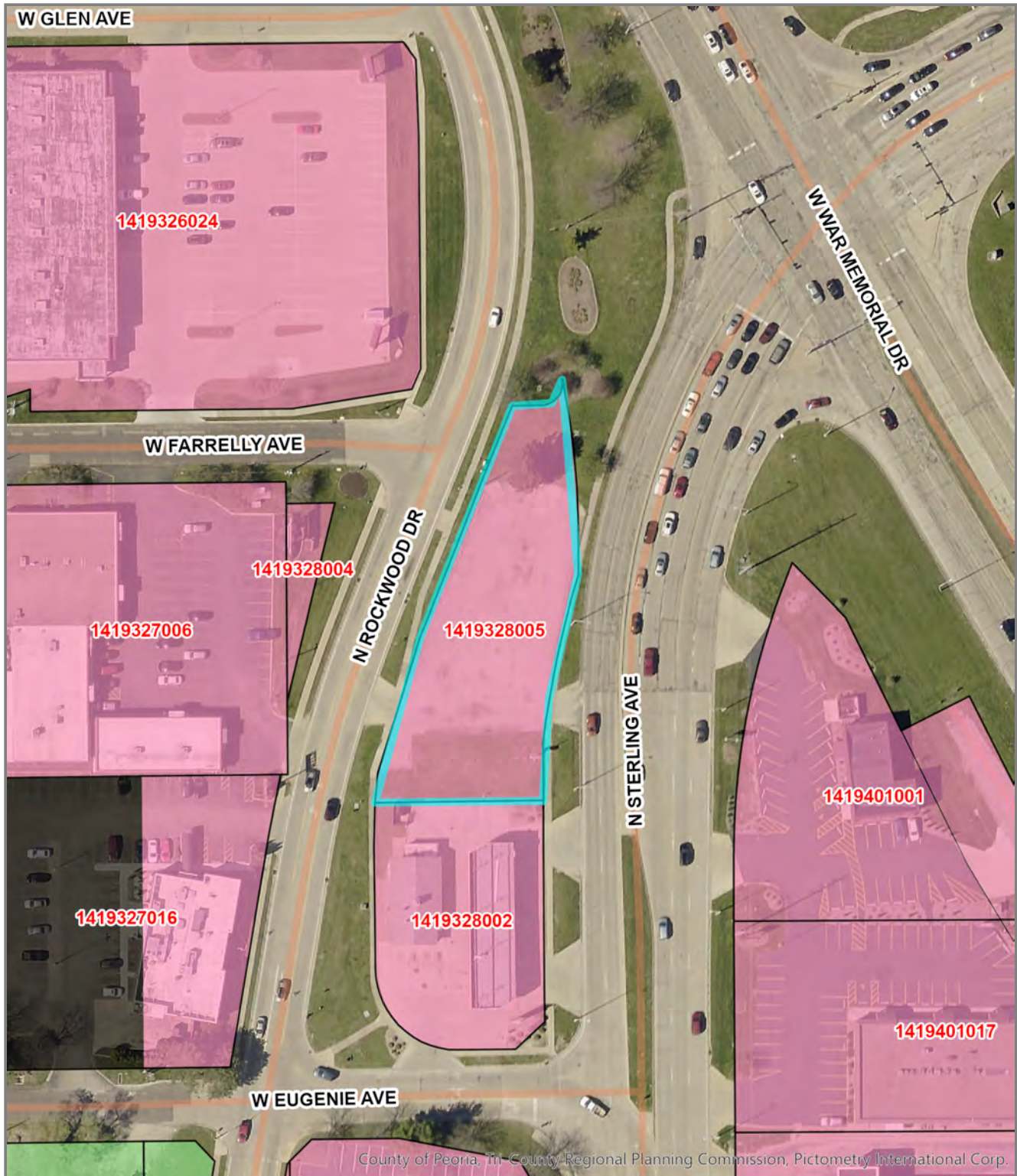
1. Waiver to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow building placement and proper driveway width for vehicles exiting the service bays.
2. Revise the landscape plan to add continuous hedge along the length of both sides of the exit driveway.
3. Add a bike rack to accommodate at least one (1) bicycle.

**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. Landscaping Plan
5. Elevations
6. Materials
7. Floor Plan
8. Photometric Lighting Plan
9. Traffic Summary Letter

### 4749 N Sterling Ave Aerial + Zoning



County of Peoria, In County Regional Planning Commission, Pictometry International Corp.



*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 = 100 feet**  
 5/26/2022



### 4749 N Sterling Ave Aerial



County of Peoria, In-County Regional Planning Commission, Pictometry International Corp.



*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 = 100 feet**  
 5/26/2022









www.greenbergfarrow.com  
21 South Evergreen Avenue  
Suite 200  
Arlington Heights, IL 60005  
t: 847 788 9200

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**PROJECT TEAM**

DATE DESCRIPTION  
04/20/22 PRELIMINARY PLAN  
05/04/22 PERMIT SET

**PROFESSIONAL SEAL**



*Dennis Jarrard*

**PROFESSIONAL IN CHARGE**

DENNIS JARRARD

**PROJECT MANAGER**

EG

**QUALITY CONTROL**

DJ

**DRAWN BY**

JS

**PROJECT NAME**

**JIFFY LUBE**  
PEORIA  
ILLINOIS 61615  
4749 NORTH STERLING AVE



**PROJECT NUMBER**

20201326.0

**SHEET TITLE**

**LANDSCAPE PLAN**

**SHEET NUMBER**

**L1.0**

NOT ISSUED FOR CONSTRUCTION

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO THE OWNER.
2	SEED LAWNS WITH KENTUCKY 31 TALL FESCUE AND BLUEGRASS BLEND COMMON TO LOCALITY.
3	3" DEPTH SHREDDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
4	CULTIVATED BEDLINE 4" DEPTH. (TYP.)
5	4" SCHEDULE 40 PVC IRRIGATION SLEEVE

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AFJ	4	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	B & B	2" CAL
	AGA	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MULTI-STEM	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	6" HT. MIN.
	TR	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
	IVM	26	ITEA VIRGINICA 'MORTON'	VIRGINIA SWEETSPIRE	CONT.	30" HT. MIN.
	RAG	27	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	
	TD	49	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	CONT.	30" HT. MIN.
	TOT	6	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	B & B	7' HT. MIN.
	VDA	8	VIBURNUM DENTATUM 'AUTUMN JAZZ'	SOUTHERN ARROWWOOD	5 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	SOD	7,549 SF	LAWN GRASSES WITH BLANKET	KENTUCKY BLUEGRASS BLEND	SOD	

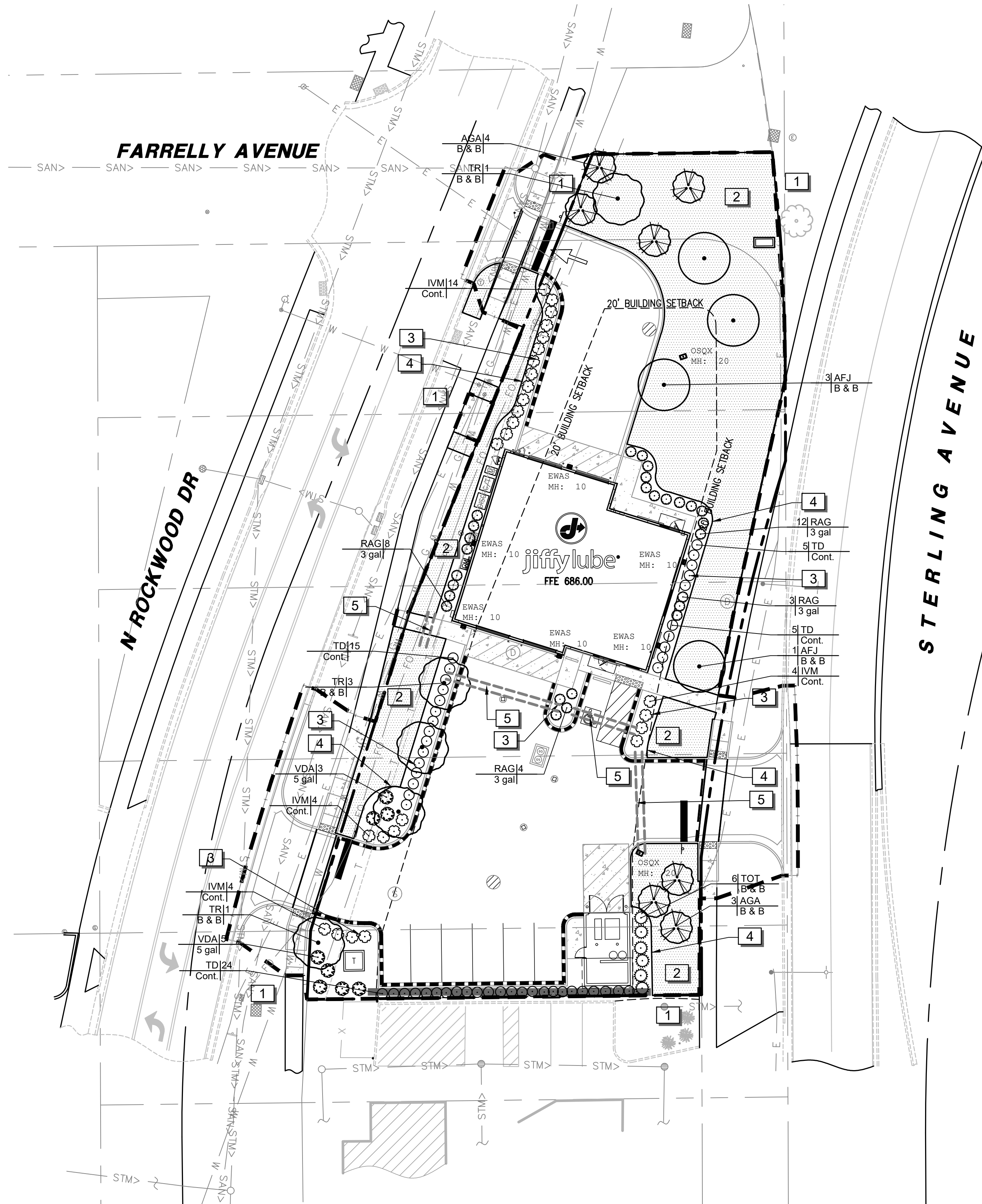
SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

**GENERAL NOTES:**

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

**MAINTENANCE OF LANDSCAPING:**

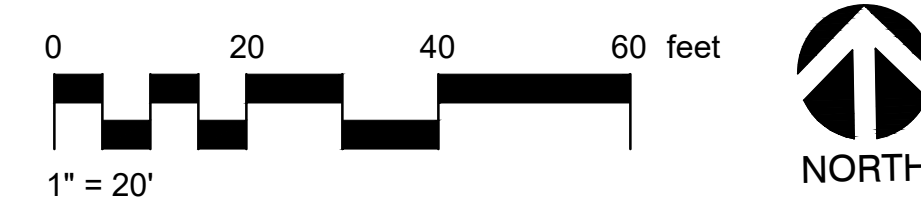
THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



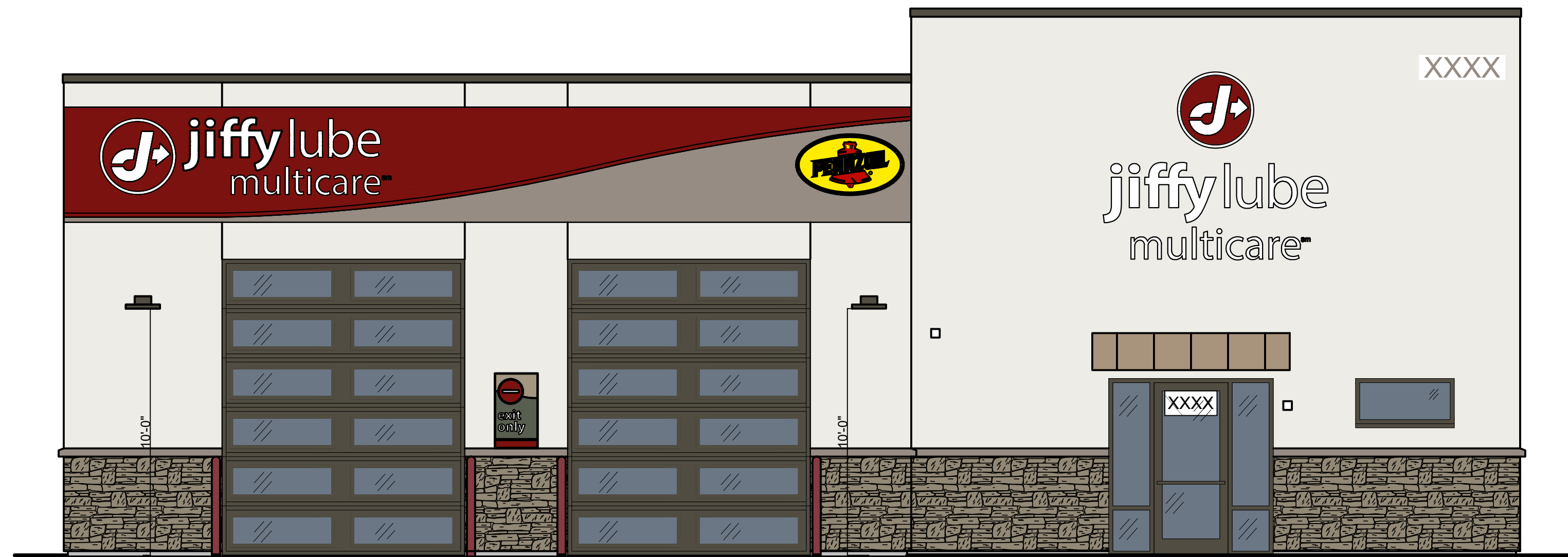
**LANDSCAPE PLAN**

**LANDSCAPE CALCULATIONS:**

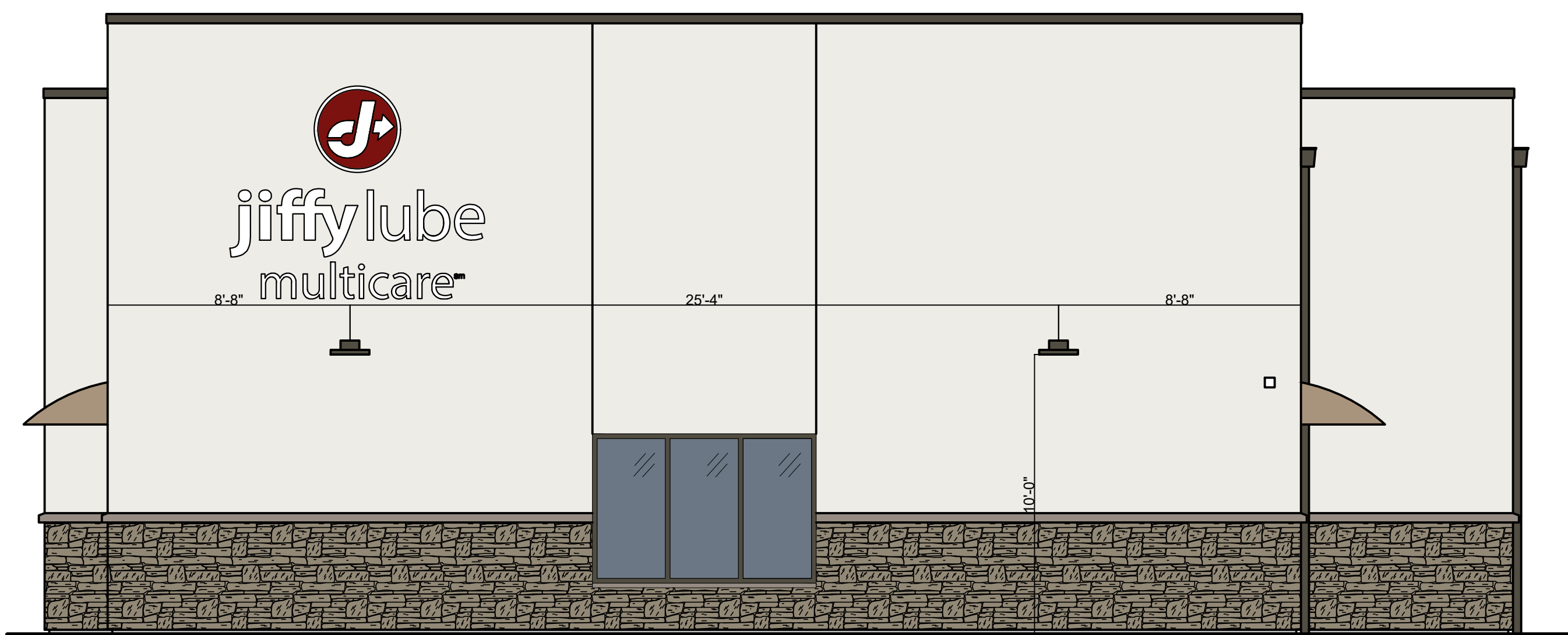
	REQUIRED:	PROVIDED:
FRONTAGE LANDSCAPING N ROCKWOOD DR (260 LF)	130 PTS (260 / 2 = 130)	130 PTS (5x 20 PTS + 2x 15 PTS = 130 PTS)
STERLING AVE (248 LF)	124 PTS (248 / 2 = 124)	125 PTS (4x 20 + 3 x 15 = 125 PTS)
FARRELLY AVE (50 LF)	25 PTS (50 / 2 = 25)	30 PTS (15 x 2 = 30 PTS)
PARKING LOT LANDSCAPING	30" HT. CONTINUOUS HEDGE	YES



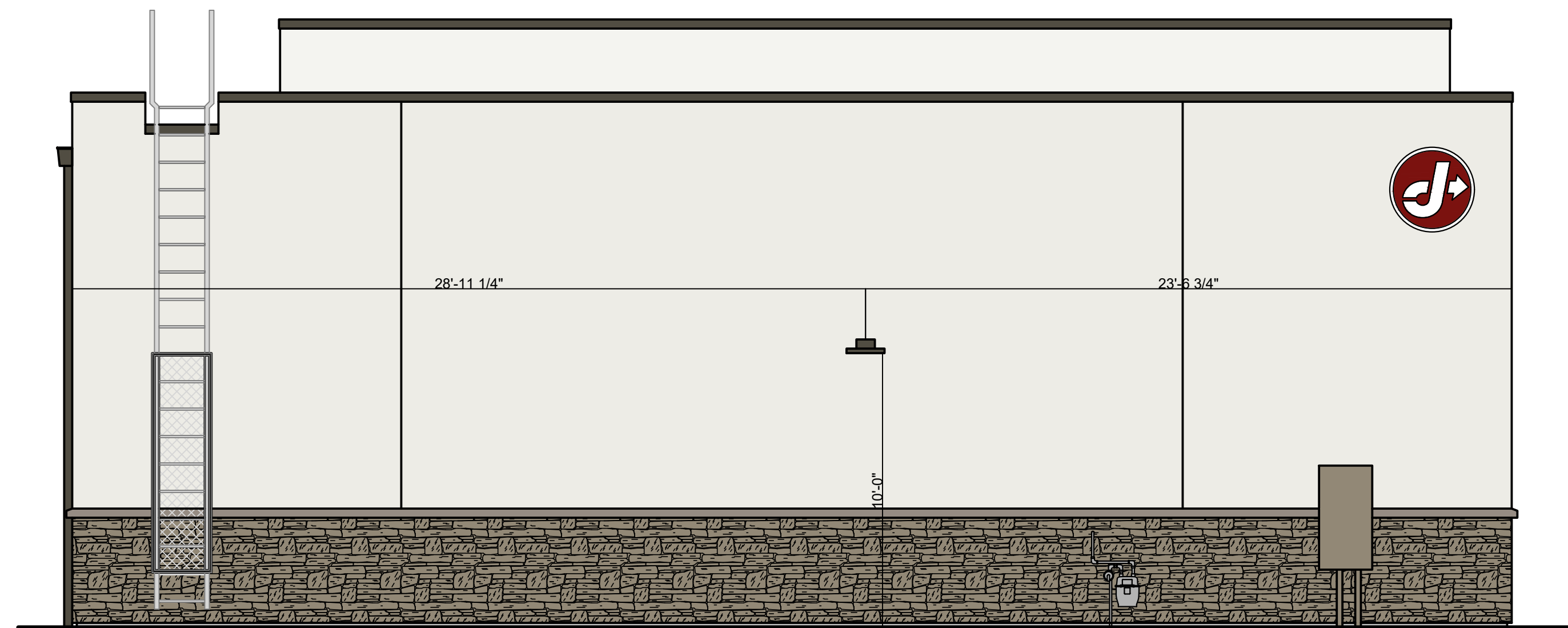
Drawing Name: P:\2020\20201326\010 - Construction Documents - 010 - 2020\20201326\010 - Landscape\010 - Landscape.dwg User: jarrard Date: 05/04/22 Time: 10:20:00 AM



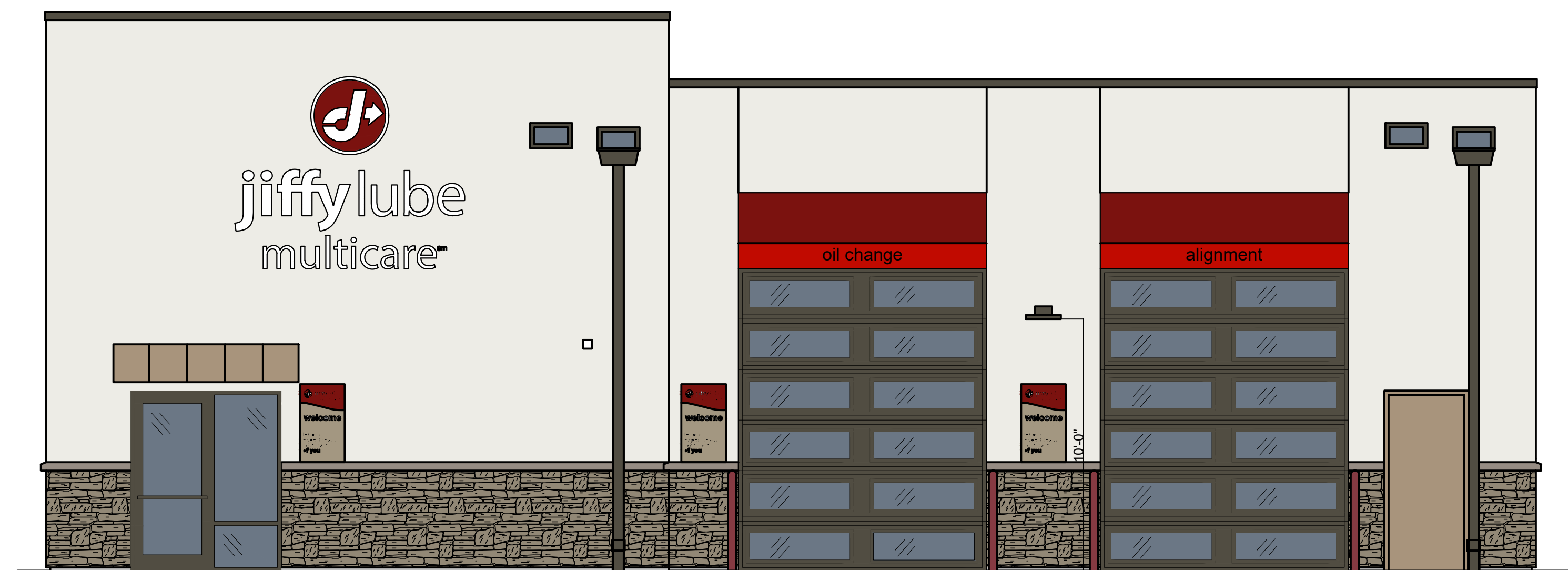
1 SOUTH ELEVATION  
A-4.2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
A-4.2 SCALE: 1/4" = 1'-0"

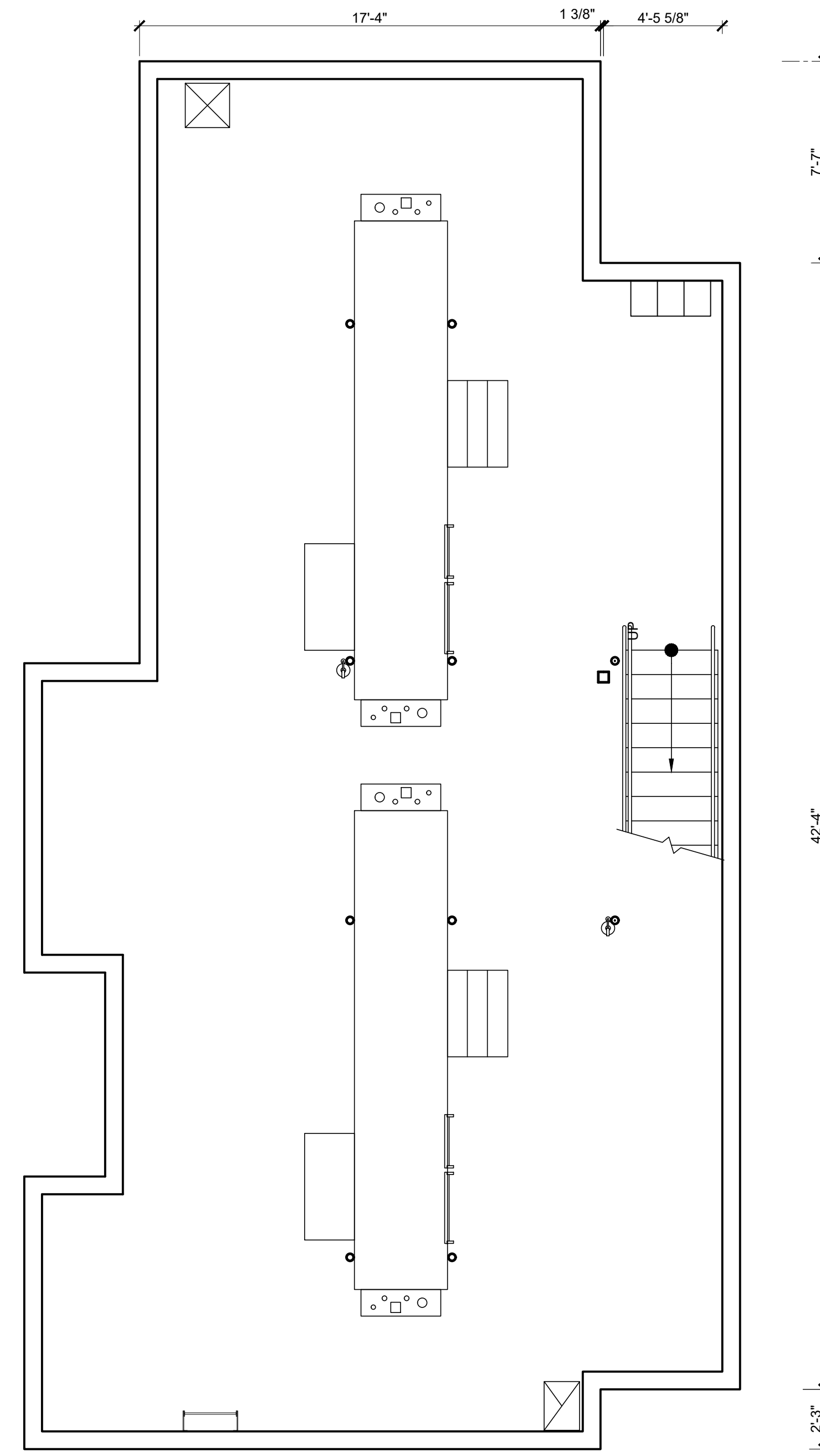


3 WEST ELEVATION  
A-4.1 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
A-4.1 SCALE: 1/4" = 1'-0"





**1**  
A-1 **LOWER BAY FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

PLAN NORTH  
TRUE NORTH

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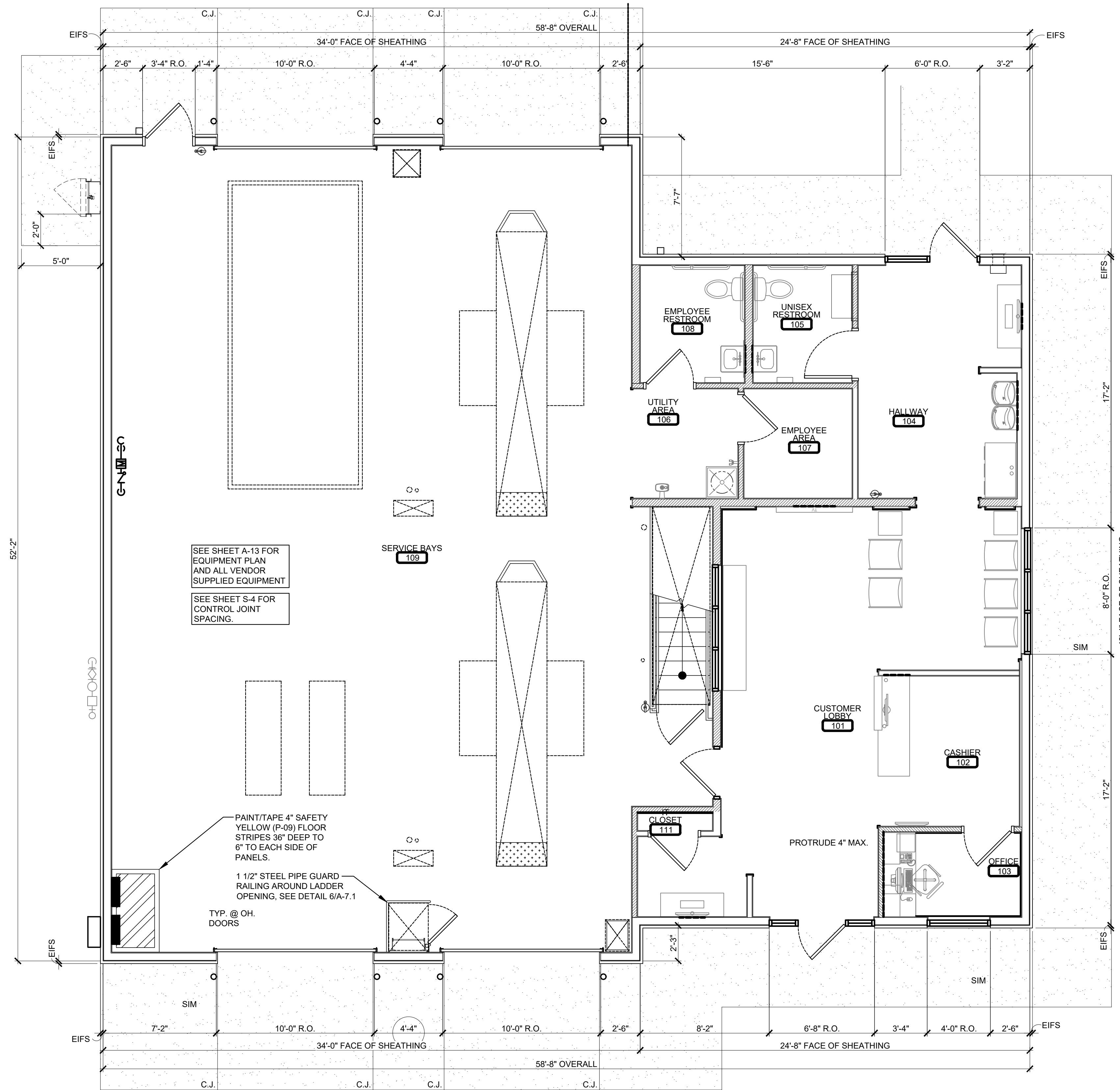
**jiffy lube**  
MULTI-CARE SERVICES  
**PEORIA, IL**  
4749 N. STERLING AVE  
PEORIA, IL

**SHEET DATES**  
PRELIMINARY APR. 25, 2022  
**REVISIONS**

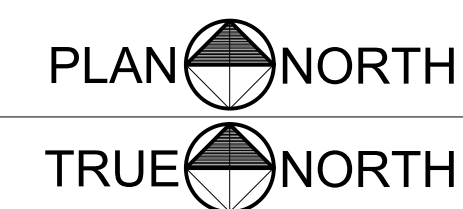
PROFESSIONAL SEAL  
**PROJECT NUMBER**  
2050980

**FLOOR PLAN -**  
LOWER BAY





**1**  
**A-2**  
**UPPER BAY FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"











**Jiffy Lube International, Inc.**  
150 N Dairy Ashford Rd  
Houston, TX 77079

April 19, 2022

**Re: Traffic for an average Jiffy Lube Multicare service center**

Dear Sir or Madam:

In support of the development of a proposed Jiffy Lube Multicare retail outlet, the following information is being provided to give an indication as to impact the retail outlet will have on traffic. As included in the 2020 Franchise Disclosure Document, the average Jiffy Lube retail outlet services 10,126 cars annually, which equates to 28 vehicles per day, assuming 360 days of operation. In addition to the cars of customers, additional traffic at a Jiffy Lube Multicare service center will be stem from employees, vendors and other visits. When combining customer vists with all other visits, the average total vehicles per day at a Jiffy Lube Multicare service center is anticipated to be approximately 48 vehicles per day.

Regards,

A handwritten signature in cursive script that reads 'Charles C. Dykes'.

Charles C. Dykes  
Vice-President, Network Development