



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: July 2, 2020

CASE NO: PZ 20-14

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steven D. Kerr, P.E., of Mohr and Kerr Engineering and Land Surveying, on behalf of Carl R. Fifield, Manager, of CFAW Enterprises, to obtain a Special Use in a Class CN (Neighborhood Commercial) District for vehicle repair and service for property located at 1610 SW Jefferson Avenue, (Parcel Identification No. 18-17-226-049), Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain Special Use for vehicle repair and service as described below. This replaces the previous Special Use for cash wash, which is no longer in operation.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Five spaces plus one accessible parking space.	None – parking spaces are not required.	No objection
Use Performance Standards Requirements specific to vehicle repair and service in the CN district: Note: A maximum of three service bay doors shall be permitted. The service bay doors shall be oriented towards the side or rear of the building. If fronting a street, façade in which the doors are placed must be recessed 10 feet from the front façade of the building. The service bay doors shall be fully screened from view from the public right-of-way and adjacent property.	Vehicles will not be dismantled for salvage, nor will impounded vehicles be stored. Work will be conducted within a fully-enclosed building. Vehicles will not be stored outside.	None	No objection
Landscaping	Existing landscaping to remain.	Waiver requested for existing conditions, as denoted on the submitted site plan, which are deficient in landscaping points.	No objection.
Signs	A sign location is noted on the site plan, however no details are provided.	None	Signage must meet requirements set forth in UDC Section 8.3.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Exterior Lighting	Existing lighting will remain.	None – a lighting plan was not submitted, therefore needed waivers cannot be determined.	Lighting must meet the requirements in UDC Section 8.5.
Setbacks, Yards, Build To	Existing	None	No objection
Height	Existing	None	No objection
Windows & Doors	Existing	None	No objection
Access & Circulation	Existing	None	No objection

BACKGROUND

Property Characteristics

The subject property contains 0.62 acres of land and was developed as former Getz Car Wash. The property is zoned CN, Neighborhood Commercial, and is surrounded by the I-2 (Railroad/Warehouse Industrial) District to the North, the R-4 (Single Family) District to the west, and the CN (Neighborhood Commercial) Zoning District to the Northeast, East and South. The Comprehensive Plan designation for the property is Mixed Use.

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
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.	Yes	None
The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.	Yes	None
Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.	Yes	None
The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.	Yes	None

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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	None
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.	Yes, with conditions	All dumpster areas and mechanicals must be screened as required by code. Also, signage and lighting must meet requirements. And last, a final and updated site plan must be submitted prior to progressing to City Council for final approval.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Peoria	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

Waiver: Waiver for existing conditions for landscaping, as denoted on site plan.

Conditions:

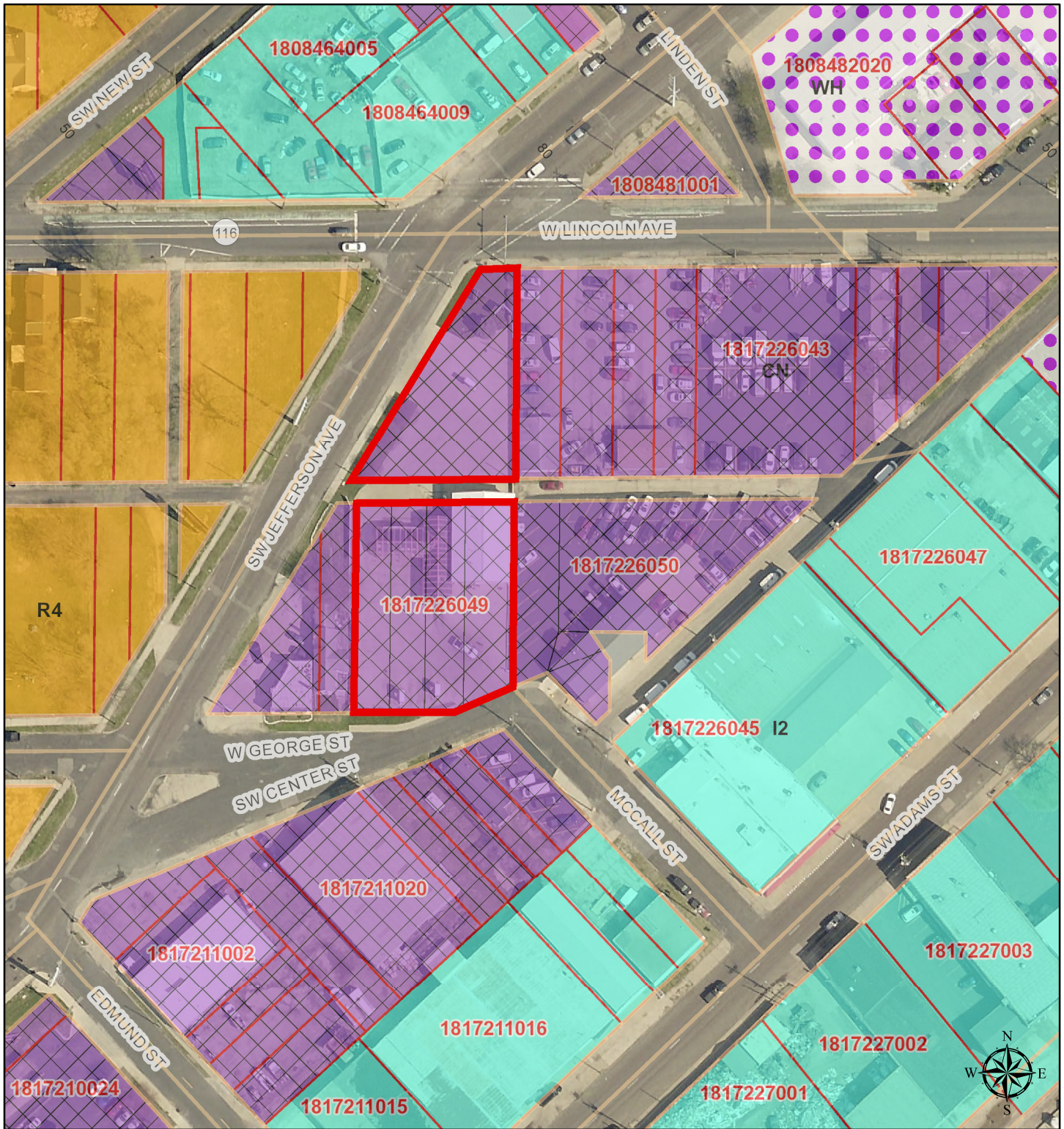
1. Signage must meet requirements set forth in UDC Section 8.3.
2. Lighting must meet the requirements in section 8.5.
3. All dumpster areas and mechanicals must be screened as required by code.
4. Submit a final and updated site plan prior to progressing to City Council for final approval.
5. Sidewalks must be 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 meeting all applicable code requirements through all phases of the development.

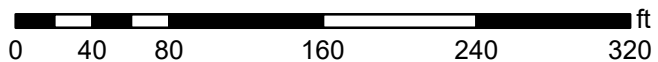
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations - photos

1610 NE Jefferson - Surrounding Zoning



1 inch = 100 feet

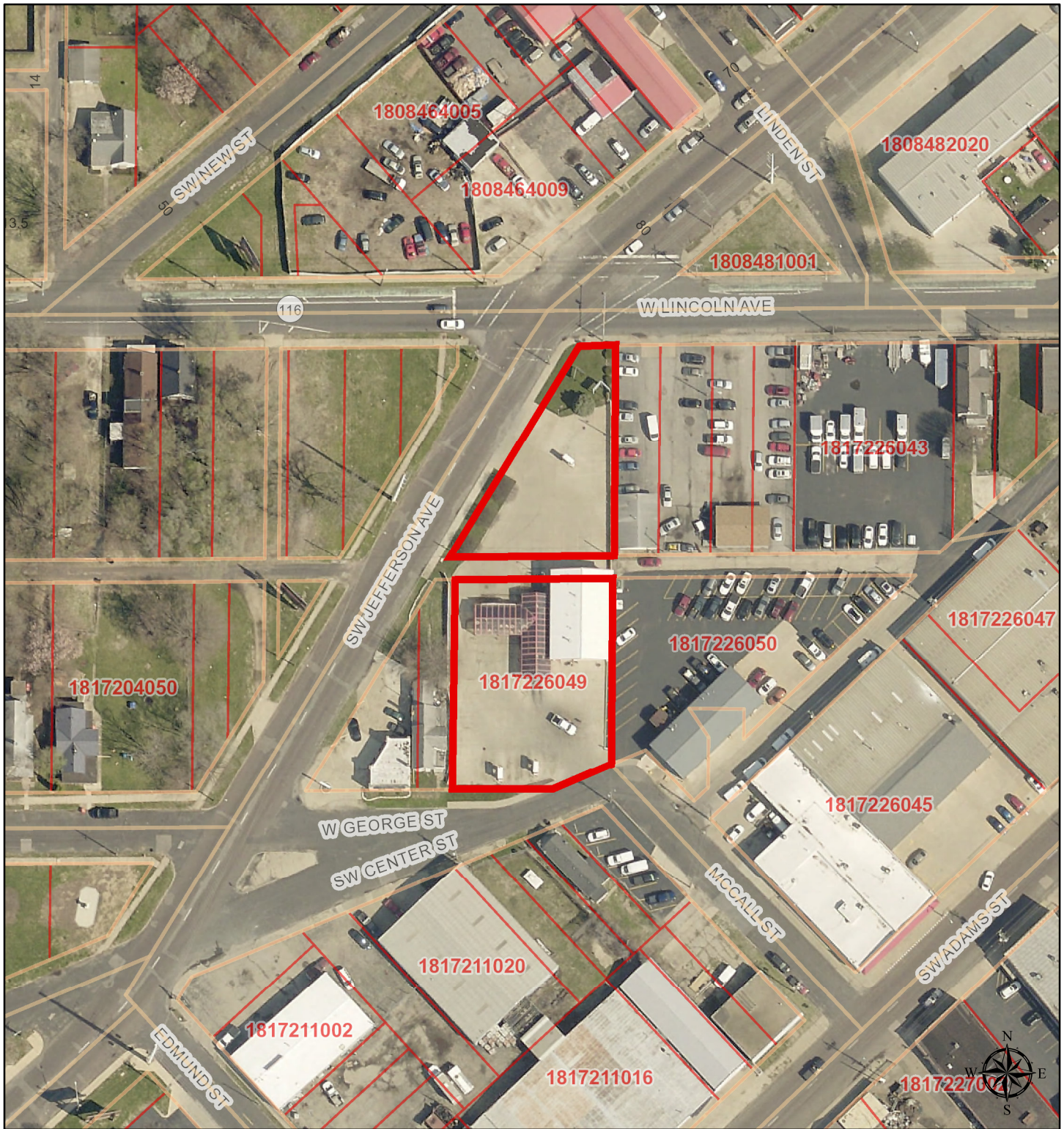


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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

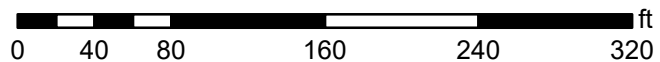
Peoria County, IL, HERE, USGS



1610 NE Jefferson - Aerial



1 inch = 100 feet



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Peoria County, IL, HERE, USGS





ZONING
 LOT ZONED CN, COMMERCIAL NEIGHBORHOOD WITH SPECIAL USE FOR AUTOMOTIVE SHOP. ZONED C-2 WHEN CONSTRUCTED

LOT AREA
 LOT 0.65 ACRES±

BUILDING AREA
 EXISTING BUILDING 2,400 SF ±
 EXISTING BAYS 1,795 SF ±
 TOTAL AREA 4,195 SF ±

PARKING
 REGULAR SPACES = 5 SPACES
 ACCESSIBLE SPACES = 1 SPACES
 TOTAL PARKING SPACES = 6 SPACES

JEFFERSON AVE. LANDSCAPING REQUIREMENTS:
 JEFFERSON AVE. FRONTAGE - 196' - 98 POINTS REQUIRED
 CENTER ST. FRONTAGE - 130' - 65 POINTS REQUIRED
 PARKING - 6 SPACES - 6 POINTS REQUIRED
 TOTAL POINTS REQUIRED AT FULL DEVELOPMENT- 169 POINTS

EXISTING LANDSCAPING POINTS:
 SHADE TREES - 3 TREES @ 20 POINTS - 60 POINTS
 EVERGREEN TREES - 1 TREES @ 15 POINTS - 15 POINTS
 SHRUBS - 26 SHRUBS @ 3 POINTS - 78 POINTS

TOTAL POINTS PROVIDED - 153 POINTS OF EXISTING LANDSCAPING TO REMAIN

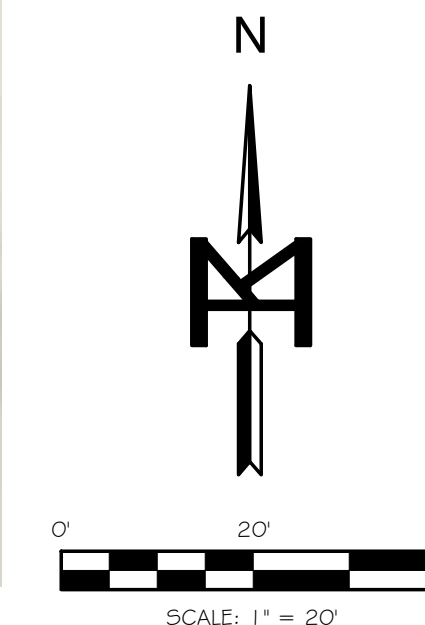
LIGHTING
 EXISTING LIGHTING SHALL REMAIN

EXISTING FIRE HYDRANT LOCATION
 SOUTHWEST CORNER OF JEFFERSON ST. / LINCOLN AVE.
 NORTHEAST CORNER OF CENTER ST. / McCALL ST.

ADJACENT USES
 WEST PROPERTY IS ZONED R-4 AND VACANT
 EAST PROPERTY IS ZONED CN

TRAFFIC GENERATION
 10-15 VEHICLES

SITE LAYOUT EXHIBIT
 SCALE: 1" = 20'



REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: _____

SURVEYED	-
DRAWN	BWR
CHECKED	SDK
SCALE	1" = 20'
DATE	6-26-20

CLIENT:

PLAZA TIRE

TITLE:

PLAZA TIRE SPECIAL USE EXHIBIT
 1610 SW JEFFERSON AVE., PEORIA

