



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: April 6, 2023
CASE NO: PZ 1272-2023

REQUEST: Hold a public hearing and forward a recommendation to the City Council on the request of Laura Costic of Myah’s Children Connection Inc., to obtain a Special Use in a Class P-1 (Parking) District, for an Active Recreational Park for the property located at 112 W Nebraska Avenue (Parcel Identification Number 18-04-128-037) Peoria, IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use to permit an active recreational park in the P-1 (Parking) District. An active recreational park is defined as an open space, which is owned either publicly or privately, and includes activities often requiring equipment, such as a playground or includes off-street parking. The request is to use the existing undeveloped lot for a privately owned active recreational park. The subject property is across the alley from a children’s daycare center, which would be the user of the recreational space. Both properties are under common ownership.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Active Recreational Park with a storage shed, playground equipment, bicycle track, and 11 parking spaces.	None.	Active Recreational Park is a special use in the P-1 District.
Access & Circulation	The pedestrian path from the alley to the gated recreational area will be diagonally striped. Vehicle access is from the alley.	None	Public Works Department does not provide traffic calming in alleys.
Parking	11 paved parking spaces, including one accessible parking space.	None	Parking surface must be a hard, dustless, all weather surface. Gravel is not permitted.
Parking Setbacks	Parking Setbacks - Front: 15 feet Side (alley): None Side (interior): 89.5 feet Rear Yard: 1 foot	Request to waive the required 4 foot side yard setback from the alley.	No objection to the waiver. Parking spaces shall be 22.5 feet in length, longer than the standard 18.5 feet, to allow for maneuverability into and out of the parking space from the alley.
Accessory Structures	Install the following: 20’ x 20’ shed to store equipment; playground equipment; and a plastic bicycle track.	None	None
Accessory Structure Setbacks	Storage Shed Setbacks - Front Yard: 108.5 feet Side Yard (alley): 90.5 feet Side Yard (interior): 1.5 feet Rear Yard: 1.5 feet	None	To mitigate noise, the playground equipment and bicycle track shall be as centrally located on the property as practical. All structures must be outside the required yards.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Accessory Structure Height	Storage shed and playground equipment are not to exceed 14 feet in height.		Maximum allowed height is 14 feet.
Fencing and Transitional Bufferyard	6 foot tall solid, perimeter fence to secure the recreational area and provide the required transitional bufferyard along the west and south property lines. Fence material will be wood, composite, or vinyl.	None	Fence material shall not be chain-link.
Landscaping	Front Yard: 3 new shade trees (60 points provided, 56 required). Parking Lot Interior: 1 new shade tree (20 points provided, 12 required). Parking Lot Perimeter: landscaped hedge.	None	Landscaping plan meets requirements.
Exterior Lighting	No lighting proposed.	None	None
Dumpster Screening	No dumpster required.	None	None
Signs	None proposed at this time.	None	Use may have one pedestrian sign, no more than 6 square feet in area, facing the alley.

BACKGROUND

Property Characteristics

The subject property is 0.33 acres and is undeveloped. The property fronts W. Nebraska Avenue and abuts an alley. The property is in the Class P-1 (Parking) District. Surrounding uses are residential to the north, south, and west, and commercial to the east. Across the alley is a daycare center which would be the user of the recreational area and parking. Surrounding zoning is R-6 (Multi Family Residential) District to the north, R-4 (Single Family Residential) District to the south and west, and C-G (General Commercial) to the east.

History

The property was rezoned from R-4 (Single Family Residential) to P-1 (Parking) in 1990, and at that time, intended for parking for an office, located across the alley.

Date	Zoning
1931 – 1958	B Two Family
1958 – 1963	B Two Family
1963 – 1990	R1 (Low-Density Residential)
1990 – Present	R4 (Single-Family Residential) to P-1 (Parking)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No injury to other property nor diminishment to property values	Yes	Centrally locate the playground equipment and bicycle track.
No impediment to orderly development	Yes	Fence material shall not be chain link. Parking surface must be a hard, dustless, all weather surface. Gravel is not permitted. Use may have one pedestrian sign facing the alley.
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	Parking spaces shall be 22.5 feet in length.
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	With a waiver from the required side yard setback for parking.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Business	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the Special Use request for an Active Recreational Park, subject to the site plan and with the following conditions and waiver:

1. The playground equipment and bicycle track shall be as centrally located on the property as practical.
2. Fence material may be wood, composite, or vinyl but shall not be chain-link.
3. Parking surface must be a hard, dustless, all weather surface. Gravel is not permitted.
4. The use may have one pedestrian sign, no more than 6 square feet in area and located facing the alley.
5. Except for fences, and as permitted by waiver for parking, no structures are permitted in the required yards.
6. Waiver to eliminate the side yard setback for parking along the alley, as shown on the site plan.

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

Zoning 112 W. Nebraska Ave



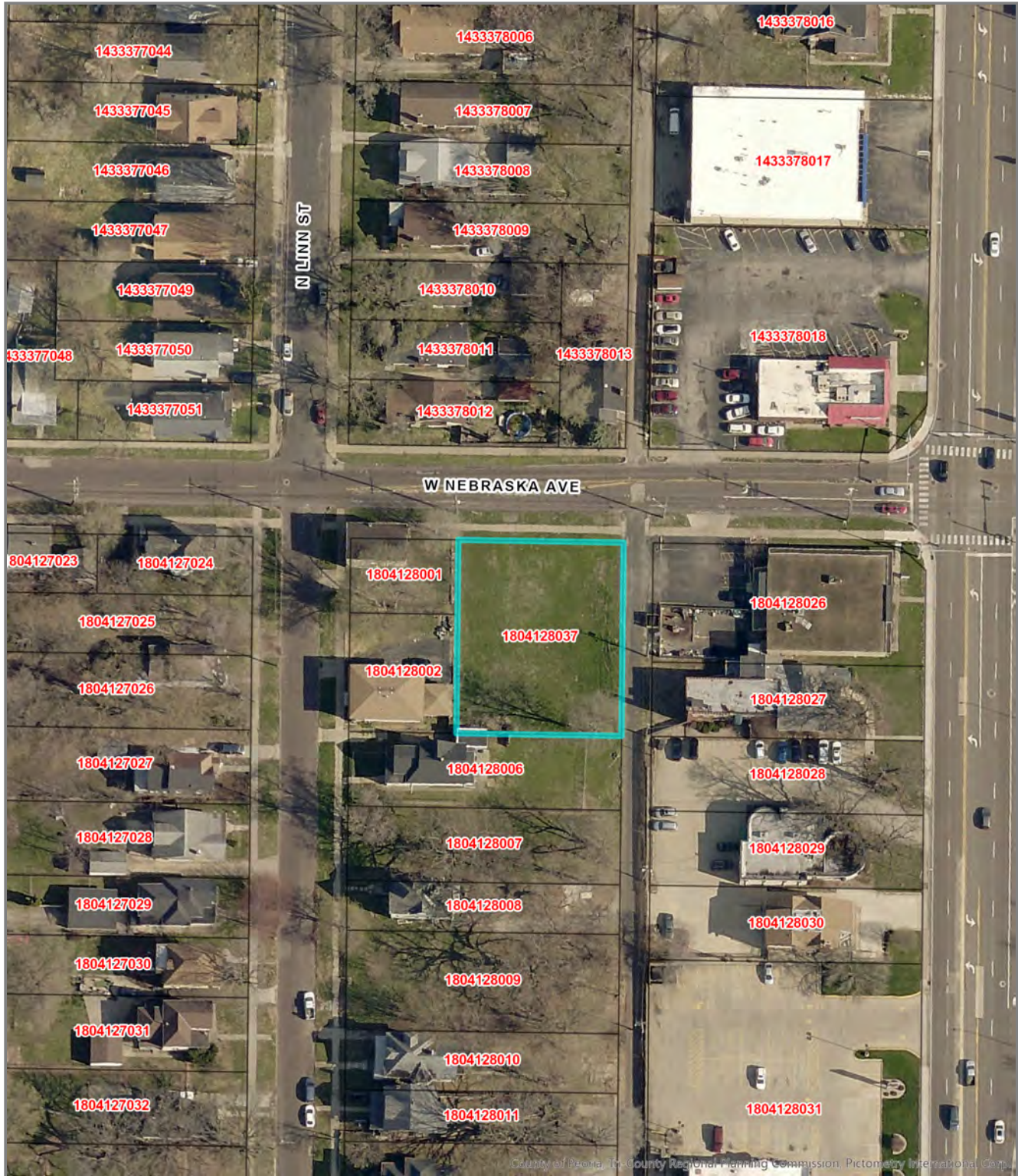
County of Peoria, In-County Regional Planning Commission, Pictometry International Corp., County of Peoria, Missouri, Patrick N. Meyer & Associates, Inc., City of Pinwood, City of Peoria, Village of Belle Isle, Village of Danfield, Village of Bartonville, Village of Hanna, City of Peoria, Illinois



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
 3/13/2023

112 W. Nebraska Ave



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
 3/13/2023

