



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** October 4, 2018  
**CASE NO:** PZ 18-36

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Dr Rachel Kuhn-Siegel of Prairie Animal Hospital to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center, to add a Veterinary Clinic for the property located at 6820 N Peartree Lane, 6828 N Peartree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009, Peoria, IL (Council District 4)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to amend the existing Special Use to add a Veterinary Clinic. The clinic will be located in the former car wash building along with an approximately 3,300 sq. ft. building addition as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	20 parking spaces including 2 which are handicap accessible. One bicycle parking space.	None	In compliance
Mechanical & Utility Screening	All units will be screened.	None	In compliance
Landscaping	Five trees are proposed along the frontage of a Partridge Way.	None	A landscape plan for the front yard, parking lot, and parking lot perimeter, in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.
Screening of refuse containers	Six to seven-foot tall solid enclosure with a gate for access.	None	In compliance
Signs	None proposed at this time.	None	Separate sign permit is required prior to placement of a sign.
Exterior Lighting	Exterior lighting to comply with lighting regulations of the Land Development Code.	None	Provide exterior site lighting plan, in compliance with the Land Development Code, prior to issuance of a building permit.
Setbacks	Existing building and proposed building addition exceed the minimum required setback for front, side and rear yards.	None	In compliance
Height	The building addition is 21 feet tall and the existing structure is approximately 17 feet tall.	None	In compliance

## **BACKGROUND**

### **Property Characteristics**

The entire special use property contains 6.76 acres of land subdivided into five lots. Three of the lots are currently developed with Lazy Boy Furniture, CVS Pharmacy, and Car Pool Car Wash. Taco Bell was approved in 2017 for development at the corner of Big Hollow and Partridge Way. The property is surrounded by commercial zoning to the west, south, and east, and residential zoning to the north. Land uses surrounding the property include commercial to the west, south, and east, and a memorial garden to the north.

### **History**

In 2005, the property was rezoned from Class C-1 (General Commercial) District to Class C-2 (Large Scale Commercial) District and approved with a Special Use for a Shopping Center.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	C3 (General-Commercial)
1990 - Present	C2 (Large Scale 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</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 or diminish 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	Yes	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request to amend the existing Special Use Veterinary Clinic, including a building addition, with the following condition:

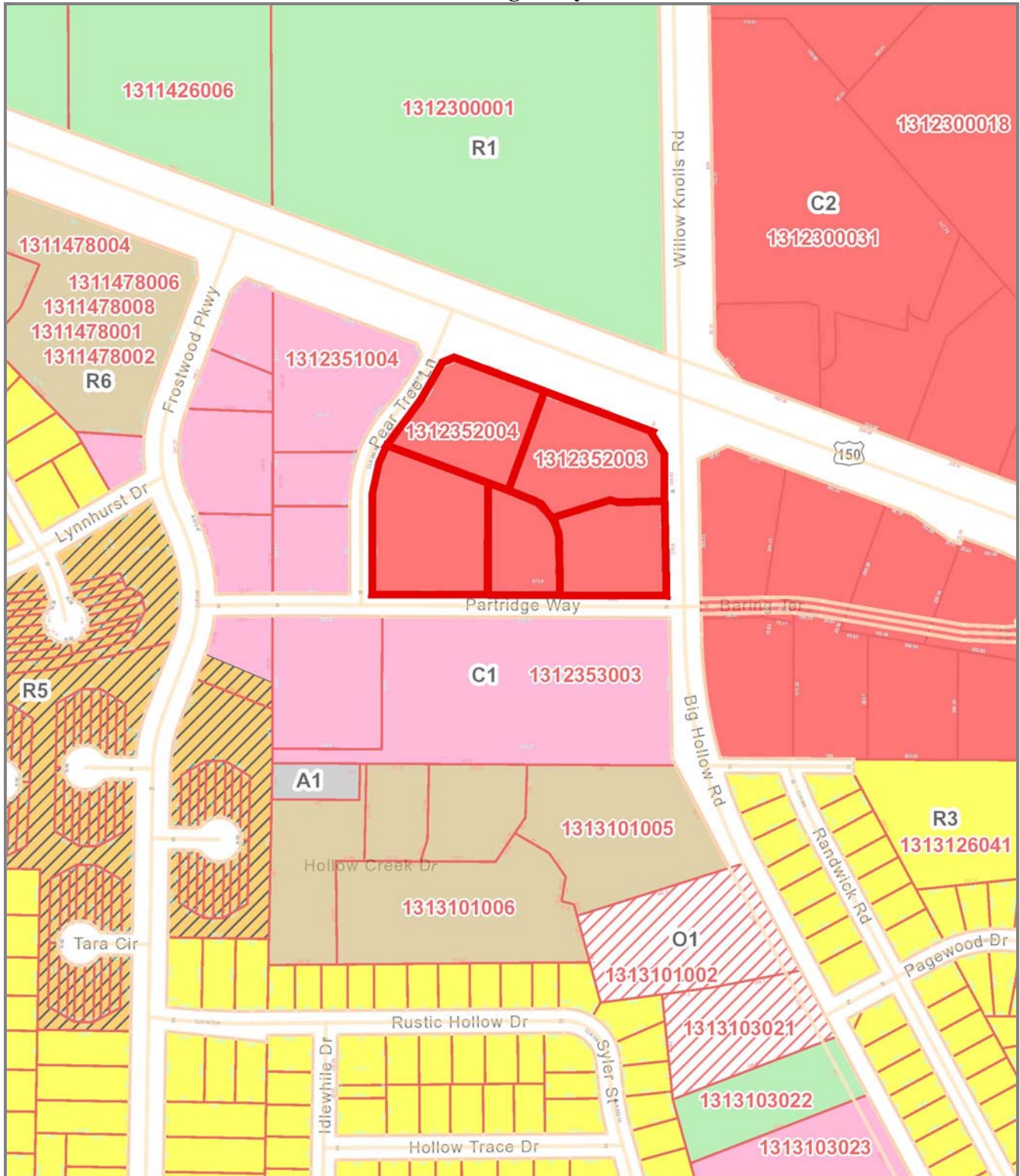
- 1) A landscape plan for the front yard, parking lot, and parking lot perimeter, in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.

**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 and/or Renderings

### Partridge Way



*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 = 333 feet**  
 9/11/2018



### Partridge Way



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Map Scale  
**1 inch = 167 feet**  
 9/11/2018



**BUILDING AREA**  
 EXISTING BUILDING 3,002 SF ±  
 PROPOSED NEW BUILDING 4,680 SF ±  
 TOTAL 7,682 SF ±

**PARKING**  
 TOTAL EXISTING SPACES = 2 SPACES  
 TOTAL PROPOSED SPACES = 20 SPACES  
 REGULAR SPACES = 18 SPACES  
 ACCESSIBLE SPACES = 2 SPACES

**LANDSCAPE**  
 LANDSCAPING SHALL MEET ZONING REQUIREMENTS LIMITED TO FRONTAGE OF DEVELOPMENT

**LIGHTING**  
 EXISTING LIGHTING SHALL REMAIN  
 NEW LIGHTING WILL NOT EXCEED 3 FOOT CANDLES AT PROPERTY LINE  
 EXISTING FIRE HYDRANT LOCATION  
 SOUTH SIDE OF PARTRIDGE WAY, SOUTH OF VACANT LOT 7  
 NORTHWEST CORNER OF INTERSECTION OF PARTRIDGE WAY AND PEAR TREE LANE  
 WEST SIDE OF PEAR TREE LANE AT NORTHWEST CORNER OF VACANT LOT 7

**ADJACENT USES**  
 ALL ADJACENT PROPERTIES NORTH OF PARTRIDGE WAY ARE ZONED C2 AND ARE COMMERCIAL USE  
 ALL ADJACENT PROPERTIES SOUTH OF PARTRIDGE WAY IS ZONED C1 AND ARE COMMERCIAL USE

**IMPERVIOUS AREA**  
 EXISTING IMPERVIOUS AREA = 0.98 AC.  
 PROPOSED IMPERVIOUS AREA = 0.93 AC.

**TRIP GENERATION**  
 BASED ON THE ITE MANUAL WE UTILIZED LAND USE: (60) ANIMAL HOSPITAL/VETERINARY CLINIC. THIS LAND USE'S PRIMARY ACTIVITY IS SERVING ANIMALS.  
 PM/HR ANIMAL HOSPITAL BEST FITS THIS LAND USE.  
 NUMBER OF TOTAL GROSS FLOOR AREA = 7,680 SF  
 BASED UPON THE ITE MANUAL FOR LAND USE 60 AND 7,680 SF GROSS FLOOR AREA, WE HAVE CALCULATED THE FOLLOWING TRIP GENERATION FOR THE COMPLETED PROJECT:  
 PEAK HOUR VEHICLE TRIP ENDS P.M. 7,800 S.T. x 4.72 TRIPS/1,000 S.F. GFA = 36 VEHICLES

**LANDSCAPING REQUIREMENTS:**  
 FRONTAGE - 164.85' - 164.85/2 = 82 POINTS REQUIRED  
 EXISTING SHADE TREES - 1 TREES @ 30 POINTS - 30 POINTS  
 NEW SHADE TREES - 3 TREES @ 20 POINTS - 60 POINTS  
 PARKING - 20 SPACES - 20 POINTS REQUIRED  
 PARKING LOT LANDSCAPING POINTS:  
 EXISTING SHADE TREES - 1 TREES @ 30 POINTS - 30 POINTS  
 TOTAL POINTS REQUIRED - 102 POINTS  
 TOTAL POINTS PROVIDED - 120 POINTS

**PRELIMINARY ONLY**  
 NOT FOR CONSTRUCTION

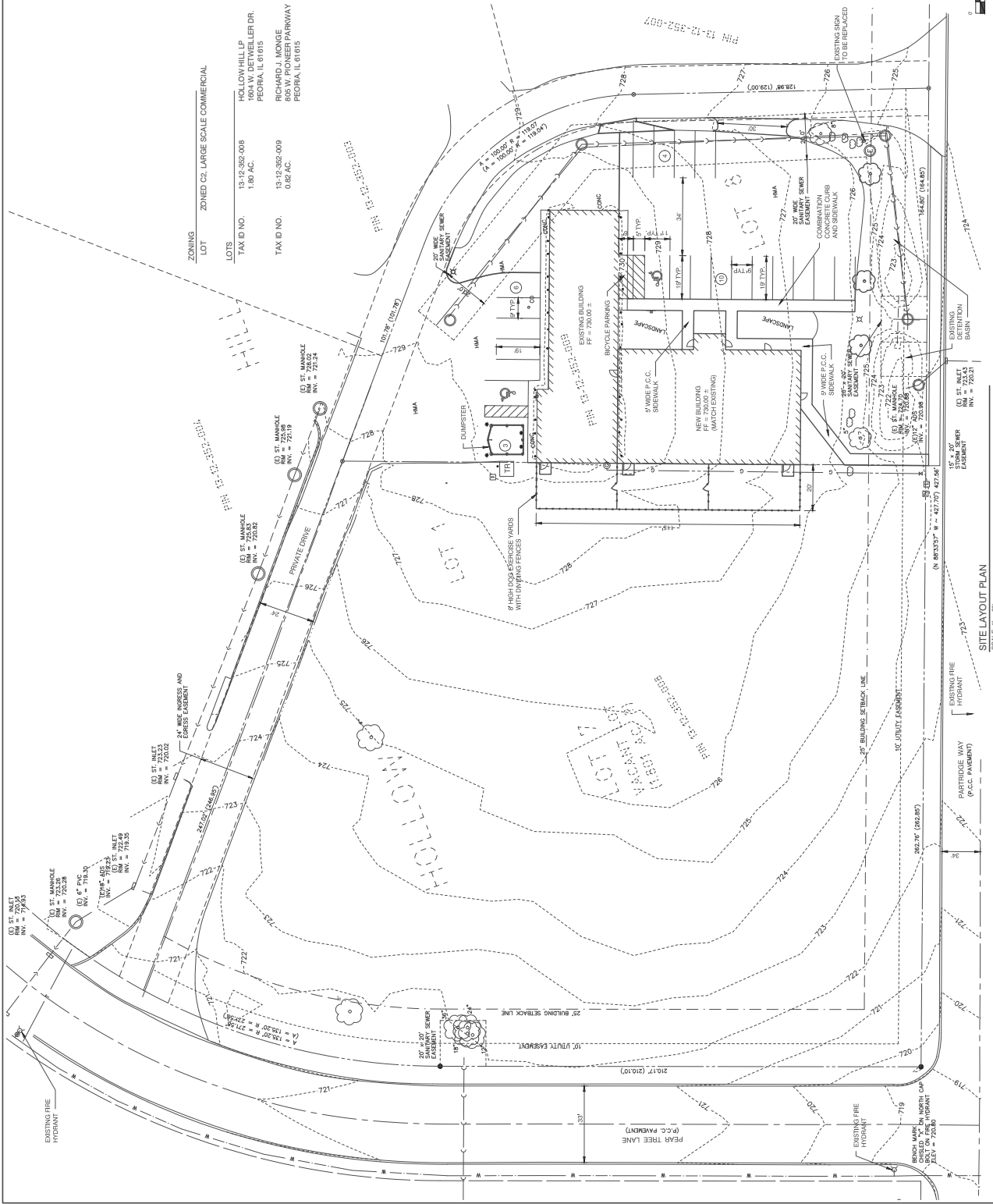
PROJECT NO. 18-315  
 SHEET NO. OF 2  
 DRAWING NO. 2  
 DATE 9-20-19

**SITE LAYOUT PLAN**

**MID ILLINOIS VET CLINIC**

CLIENT:		SURVEYOR:	
(S) ST. MANUOLE	INV. = 720.21	DESIGNED BY	DATE
(S) ST. MANUOLE	INV. = 720.21	CHECKED BY	DATE
(S) ST. MANUOLE	INV. = 720.21	DRAWN BY	DATE
(S) ST. MANUOLE	INV. = 720.21	CHECKED BY	DATE

**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
 1000 North 1st Street, Suite 600  
 Peoria, Illinois 61611  
 Professional Design Firm #184,000091  
 www.mohtandkerr.com



**SITE LAYOUT PLAN**  
 SCALE 1" = 20'



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

LANDES • BENSON • PARKINS  
PROFESSIONAL CORPORATION  
ARCHITECTS  
ILLINOIS DESIGN FIRM REGISTRATION NUMBER 184 - 000070  
911 NORTH FOURTH ST. PEORIA, IL 61602  
PHONE: (309) 274-5461  
POST OFFICE BOX 302 PEORIA, IL 61602  
FAX: (309) 274-5465  
EMAIL: DENNIS@BP&P.COM



Preliminary Drawing  
Not For Construction

PRELIMINARY ELEVATIONS  
PROPOSE VETERINARY CLINIC  
FOR DR. RACHEL KUHN SIEGEL  
6620 N. PEARTREE LANE  
PEORIA, IL

REVISIONS	
DATE	REMARKS

DRAWN BY DLP	JOB NUMBER 18-13
CHECKED BY DLP	DATE 9-26-18

SHEET  
**A3.1**

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS OF "1" SHEETS