



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: July 5, 2018

CASE NO: PZ 18-30

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Raed Beydoun and Fred Yahya of Big Ray's Express Lube to obtain a Special Use, in a Class C-N (Neighborhood Commercial) District for Vehicle Repair and Service, for the property located at 705 N Western Avenue (Parcel Identification No. 18-06-479-067), Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for Vehicle Repair and Service to operate an oil change facility. The proposed use will occupy the existing building. Additional details of the project are described below:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Parking | 12 on-site parking spaces, of which one is handicap accessible. No bicycle parking provided. | Eliminate requirement for bicycle parking. | No objection to waiver. Replace handicap parking sign with required signage. |
| Mechanical & Utility Screening | Mechanical equipment as currently designed. | Eliminate requirement to screen mechanical equipment. | No objection. |
| Landscaping | Front yard on Western = 45 tree points and 12 shrub (existing) points. Front yard on Rohman = 85 tree (existing) points. Parking lot = 30 tree (existing) points. | Allow for alternative landscaping plan due to existing conditions. Three new ornamental trees proposed for front yard on Western Ave. | No objection. |
| Signs | One existing 25-foot tall, 79 sq. ft. in size, freestanding sign. Banners on all light standards within the boundaries of the property. | Allow existing freestanding sign to remain with no changes. | No objection. |
| Exterior Lighting | Existing exterior lighting as installed. | Allow for existing exterior lighting as installed. | Exterior lighting must be downlit away from residential properties and public streets. |
| Setbacks & Yards | Existing building and parking setbacks as constructed. | Allow for existing building and parking setback in place of required building line. | No objection |
| Height | Single story. Maximum zoning district height is 2 stories. | None | None |
| Access & Circulation | Access provided from Western Ave and Rohmann Ave. | None | None |

BACKGROUND

Property Characteristics

The subject property contains 0.40 acres of land and is developed with a commercial building formerly for Speed Lube. The property is zoned Class C-N (Neighborhood Commercial) and surrounded by C-N (Neighborhood Commercial) zoning to the north, south, and west, and R-4 (Single Family Residential) zoning to the east.

History

| Date | Zoning |
|----------------|---------------------------------------------------------|
| 1931 - 1958 | Not within the City Limits |
| 1958 - 1963 | Not within the City Limits |
| 1963 - 1990 | Not within the City Limits |
| 1990 - Present | C1 (General Commercial) & C-N (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 |
|-----------------------------------------------------------------|-----------------------------|-----------------------------------------------|
| 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 | No | Waivers requested due to existing conditions. |
| 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 this request subject to the following condition:

- 1) Replace handicap parking sign with required R7/8 sign and \$350 fee plate.

And including the following waivers:

- 1) Eliminate requirement for bicycle parking.
- 2) Allow existing freestanding sign to remain with no changes.
- 3) Allow for existing exterior lighting as installed provided that it is downlit away from residential properties and public streets.
- 4) Allow for existing building and parking setback in place of required building line.

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 and/or Renderings

705 N Western Avenue

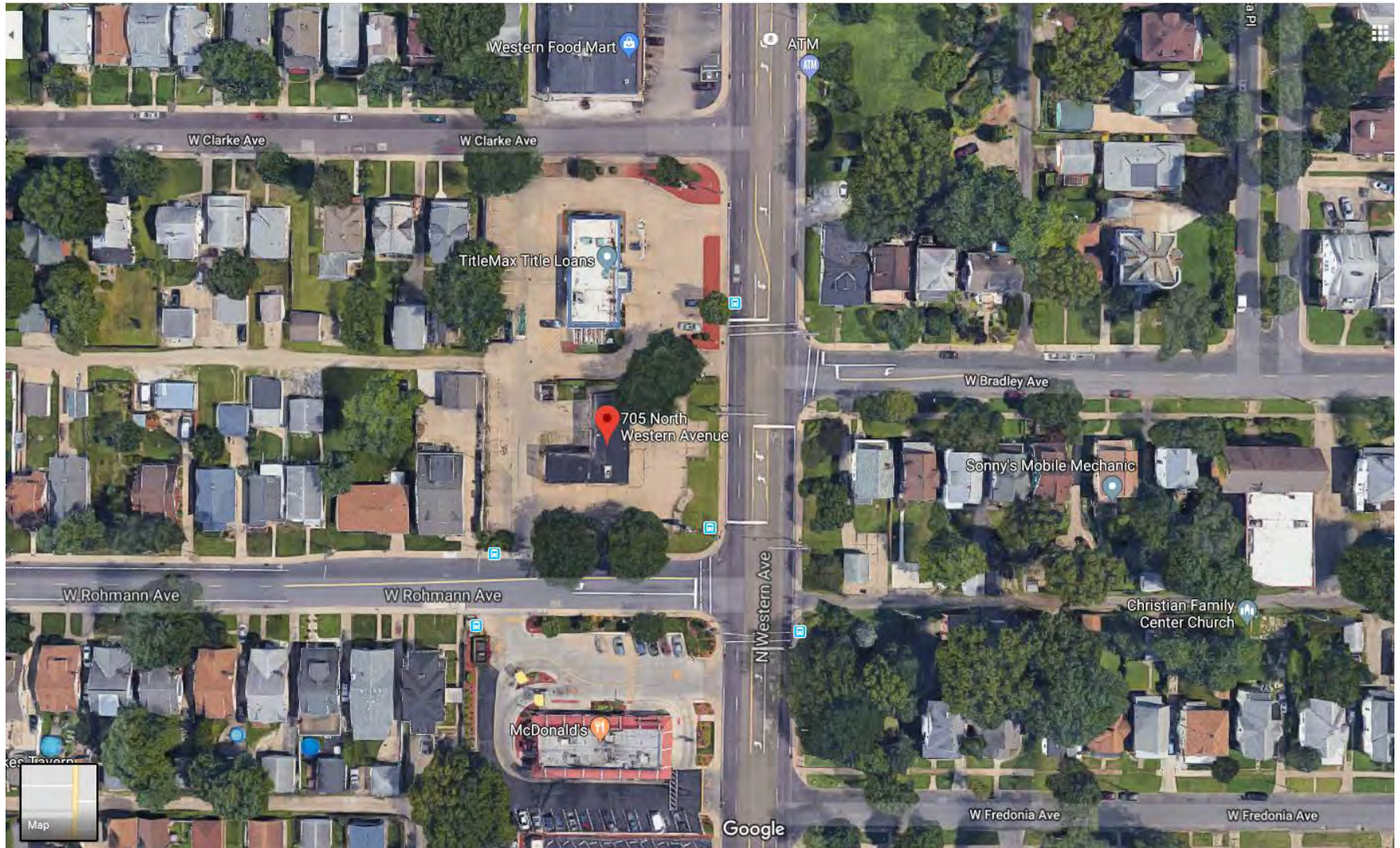


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 167 feet
 6/28/2018



705 N WESTERN AVENUE



40' Curve

ROHMAN AVENUE

115'

Sign

Carl Forester Grass

Little Lime Hydrangea

Existing Locust

Existing Pine

Existing Locust

110'

WESTERN AVENUE

Ornamental Crab

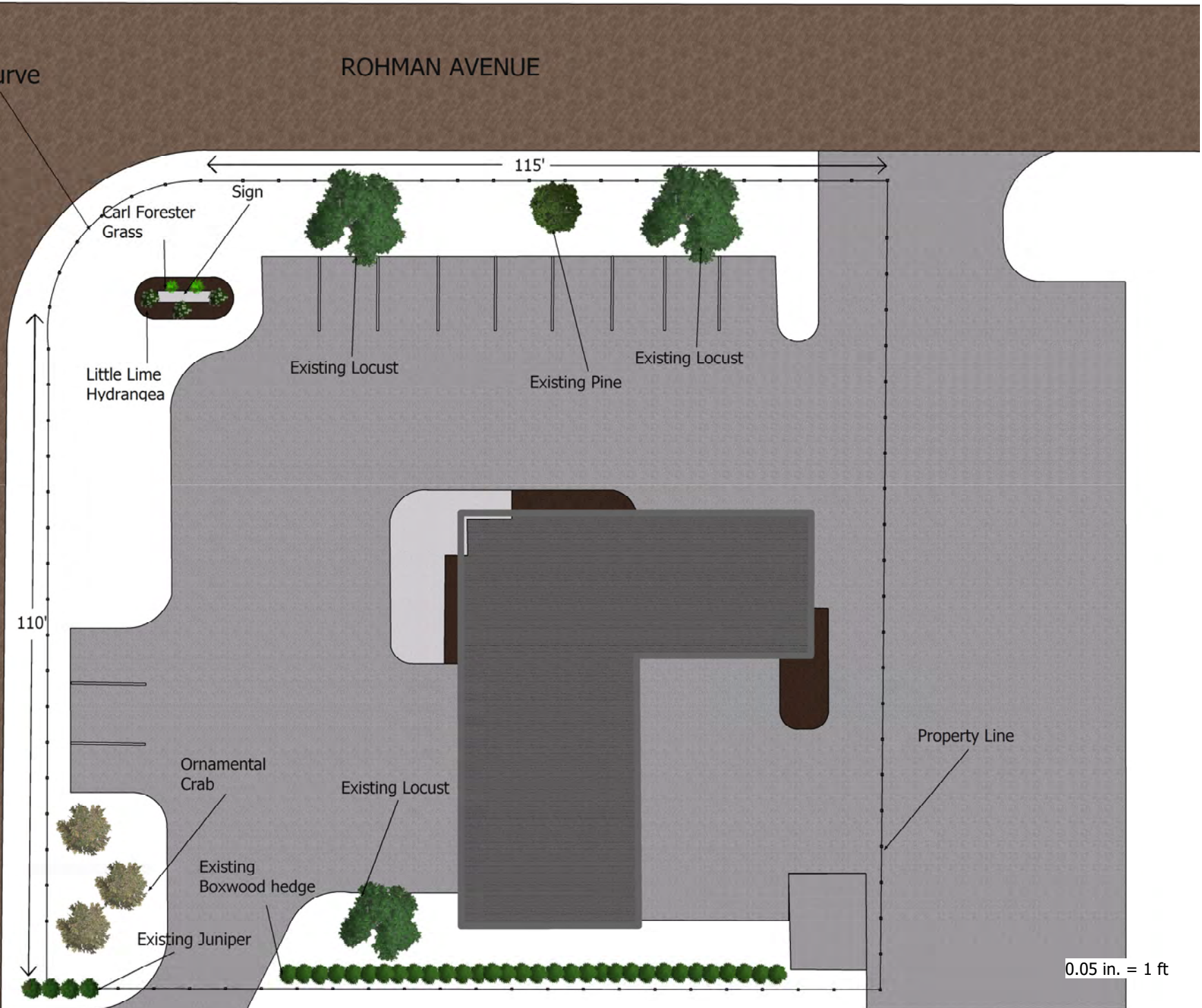
Existing Locust

Existing Boxwood hedge

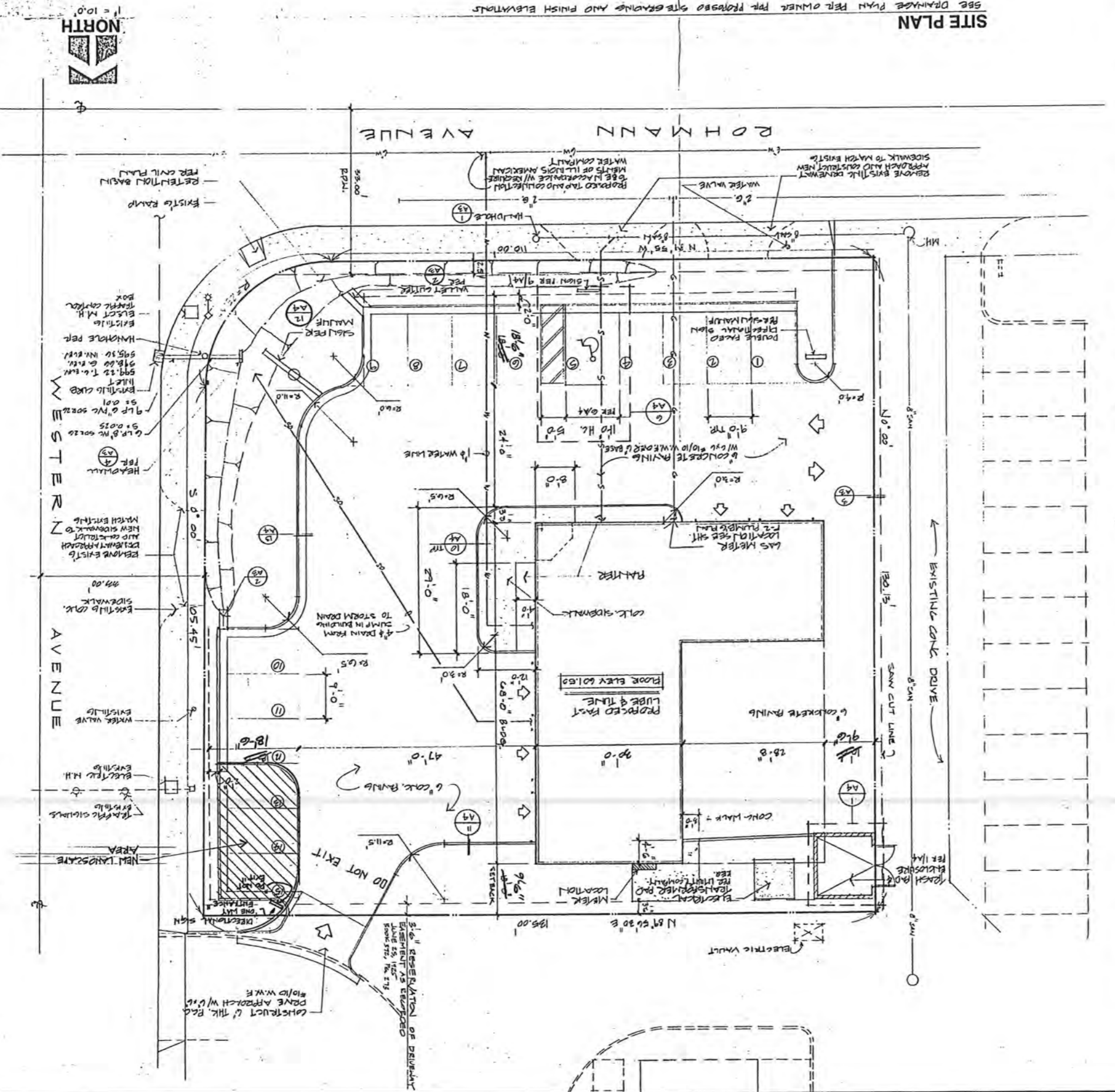
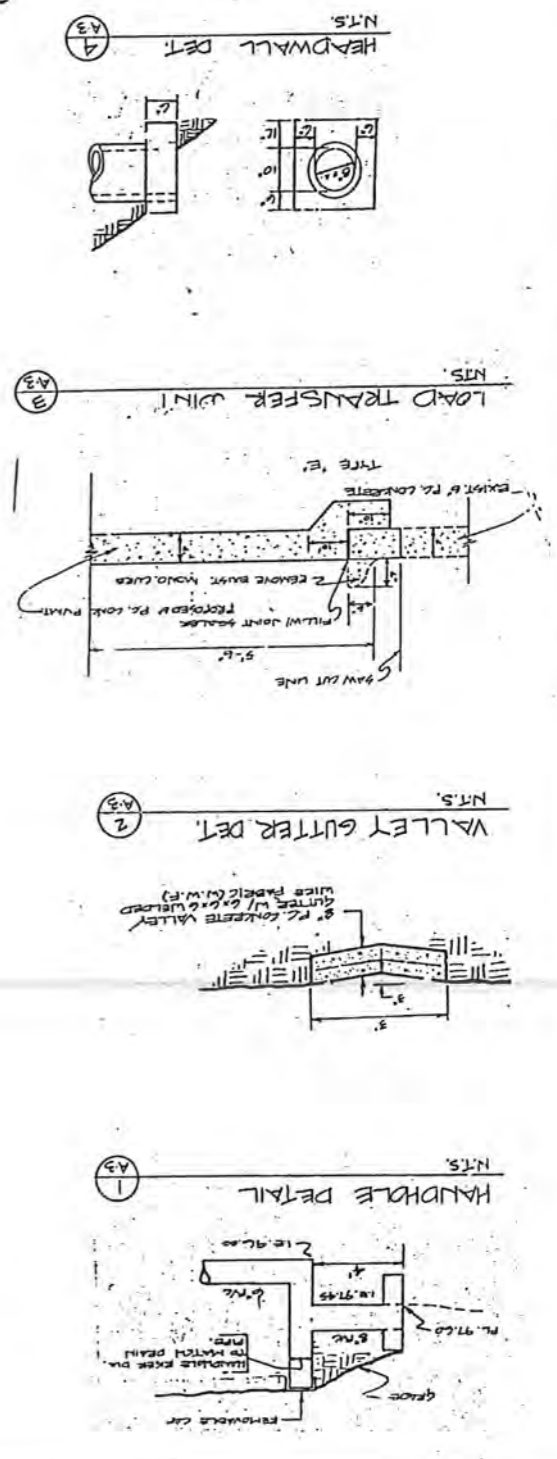
Existing Juniper

Property Line

0.05 in. = 1 ft



THESE DRAWINGS, SPECIFICATIONS, AND ALL INFORMATION HEREON ARE THE PROPERTY OF BRUCE W. STEINGRUDER & ASSOCIATES, INC. AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF BRUCE W. STEINGRUDER & ASSOCIATES, INC. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE WRITTEN CONSENT OF BRUCE W. STEINGRUDER & ASSOCIATES, INC.



ARCHITECT BRUCE WESTENGRADBERRA

Fast Lube And Tune
 Western Ave & Rohmann Ave, Peoria Illinois

BRUCE W. STEINGRUDER a.i.a.
 architect
 and associates, inc.
 6635 Flanders Drive, Suite H
 San Diego, CA 92121 (619) 458-0474

PROJECT
 SITE PLAN

NO. REVISION DATE

DATE: 8-30-91

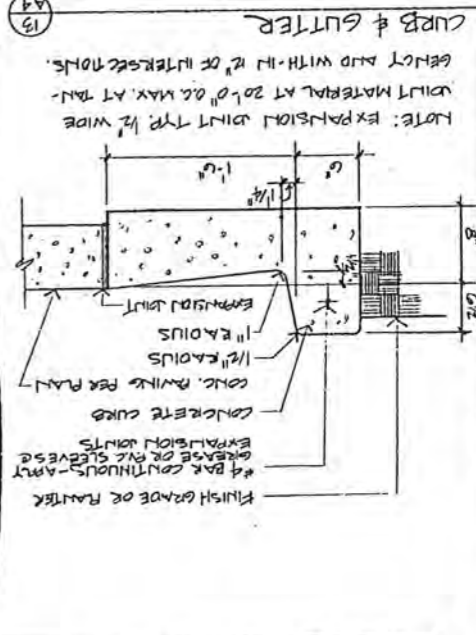
NO. 91017

1" = 10.0'

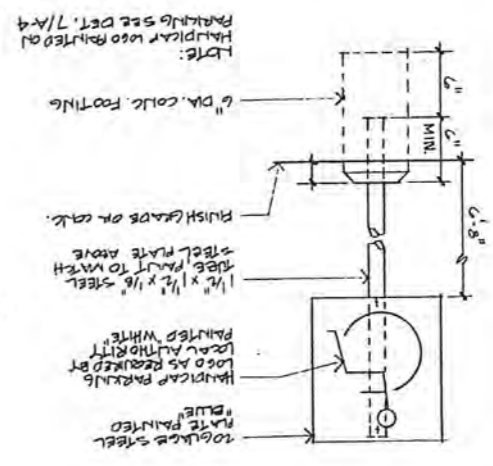
NORTH

SEE DRAINAGE PLAN PER OWNER FOR PROPOSED STEPPINGS AND FINISH ELEVATIONS

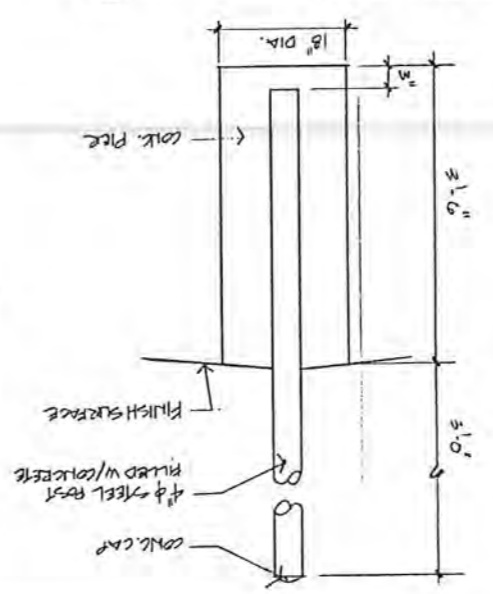
ALL NOTES, DETAILS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF ARCHITECT BRUCE W. STEINBRABER A.I.A. AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECT BRUCE W. STEINBRABER A.I.A. CONTRACT NO. 91017



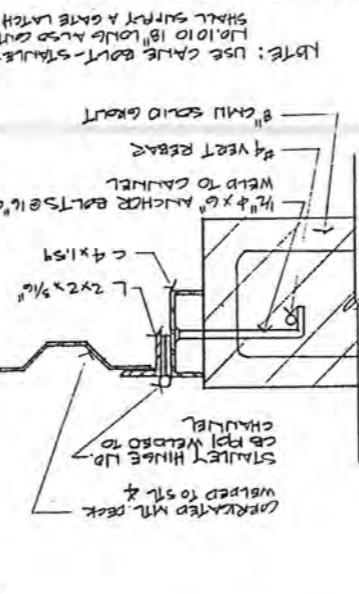
HANDICAPPED SIGN



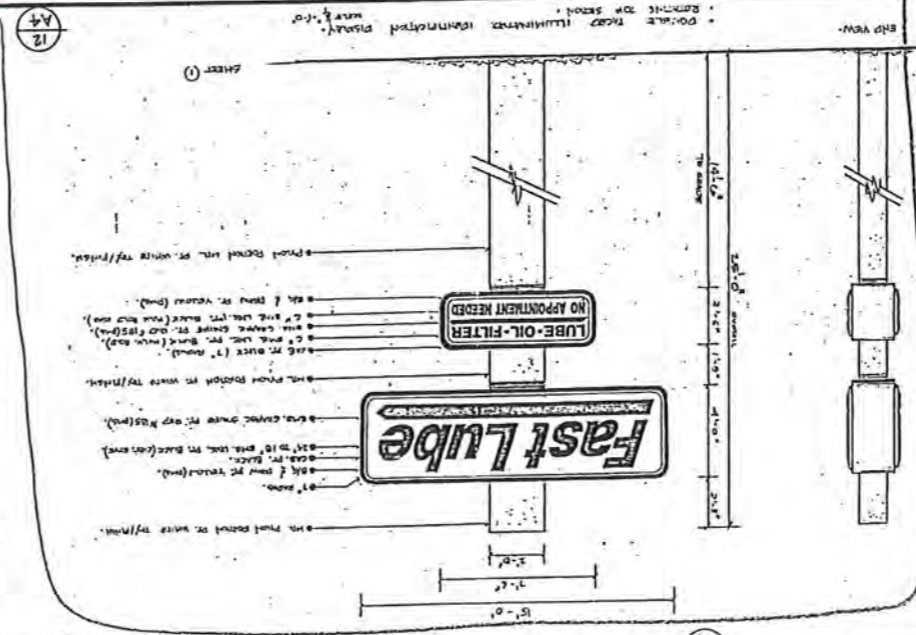
HANDICAPPED RAMP



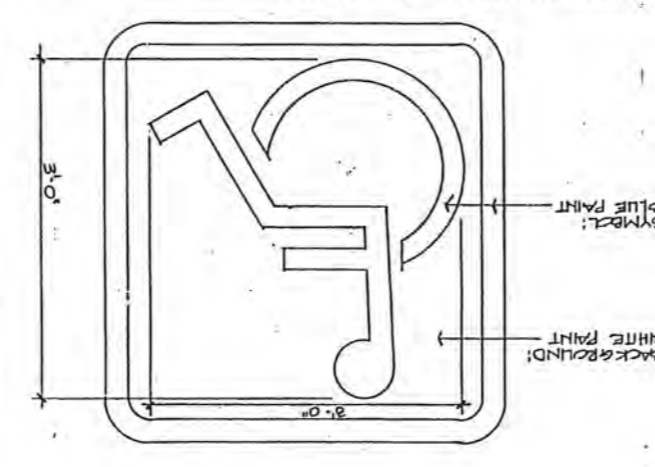
GUARD POST



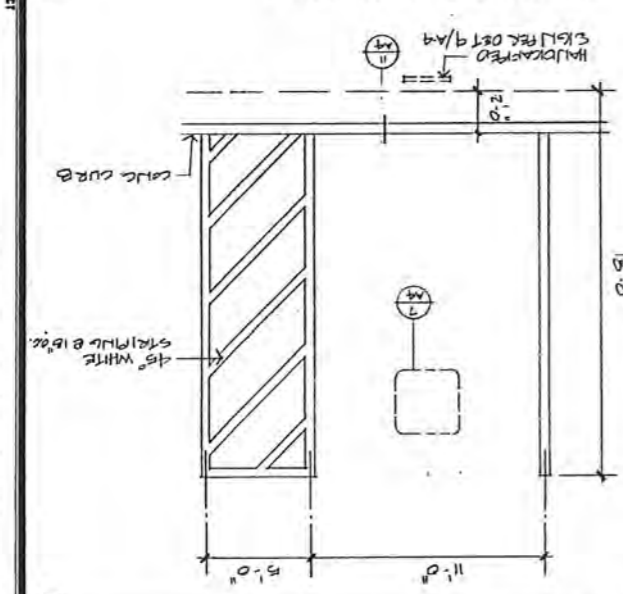
HINGE CONNECTION @ JAMB



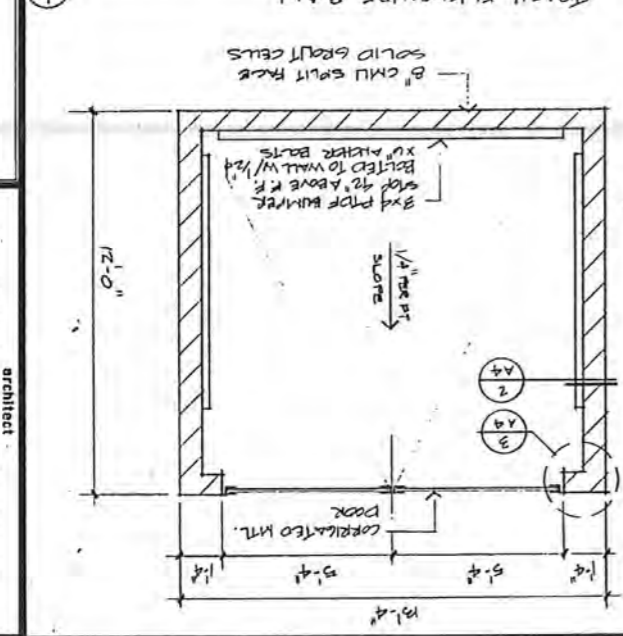
TYPICAL PARKING STALLS



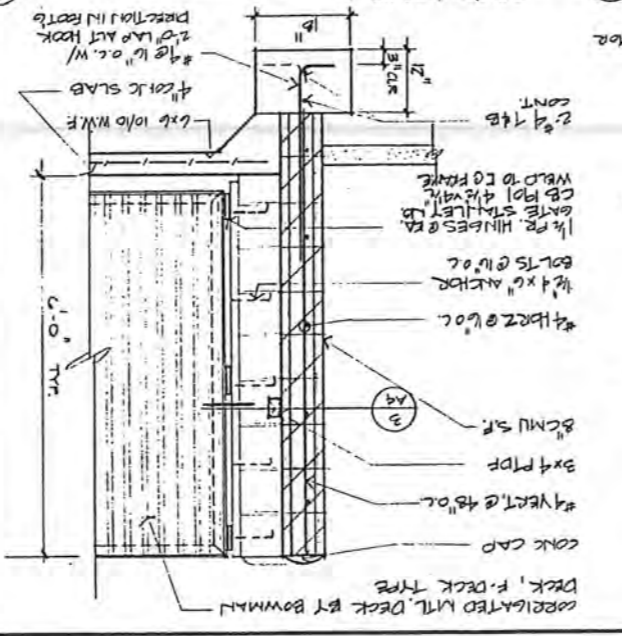
HANDICAP PARKING SYMBOL



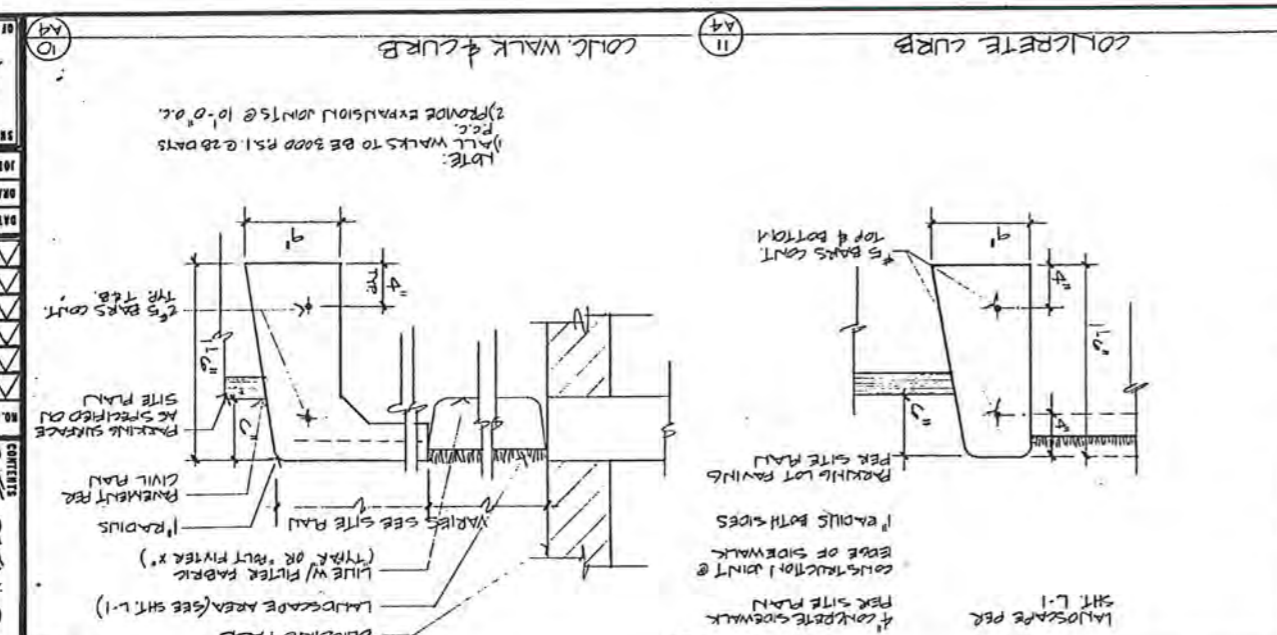
HANDICAP PARKING STALL



TRASH ENCLOSURE PLAN



SECTION OF WALL



CONCRETE CURB

ARCHITECT BRUCE W. STEINBRABER A.I.A.

Fast Lube And Tune
Western Ave & Rohnann Ave, Peoria Illinois

BRUCE W. STEINBRABER a.i.a.
and associates, inc.
6635 Flonders Drive, Suite H
San Diego, CA 92121 (619) 458-0474

PROJECT: SITE DETAILS
DATE: 10/17/91
DRAWN: [Name]
SCALE: 1/8" = 1'-0"



BIG RAY'S
OIL CHANGE
DRIVE THRU

OIL
CHANGE \$24.99

ENTRY
ONLY

BIG RAY'S
OIL CHANGE

OIL CHANGE
ENTRANCE

OIL CHANGE
ENTRANCE

TITLEMAX
TITLE LOANS







**BIG RAY'S
OIL CHANGE**

**BIG RAY'S
OIL CHANGE**

**OIL CHANGE
ENTRANCE**

**OIL CHANGE
ENTRANCE**

**OIL CHANGE
ENTRANCE**

FLORIDA