



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** July 6, 2017  
**CASE NO:** PZ 17-18

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Harold Jenkin of TRI-JEN of Central Illinois, LLC to amend an existing Special Use Ordinance No. 15,862, in a Class C-2 (Large Scale Commercial) District for a Shopping Center, to add a restaurant with a drive-through for the properties identified as Parcel Identification Nos. 13-12-352-003 (6820 N Peartree Lane), 13-12-352-004 (6828 N Peartree Lane), 13-12-352-007 (4115 W Partridge Way), 13-12-352-008 (4123 W Partridge Way), and 13-12-352-009 (W Partridge Way), Peoria, IL (Council District 4).

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to amend the existing Special Use to construct a 2,532 sq. ft. Taco Bell restaurant with a drive-through at 4115 W Partridge Way. The proposed development is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	46 parking spaces of which 2 are handicap accessible. Maximum number of parking spaces by right is 30.	Eliminate the parking impact fee upon installation of permeable brick pavers in the parking lot.	Parking impact fee of \$4,000 (\$250 per space x 16) must be paid prior to issuance of a building permit or installation of permeable brick pavers.
Mechanical & Utility Screening	Must be screened from view of the public right-of-way.	None	Prior to issuance of a building permit
Landscaping	Front yard and parking lot landscaping provided.	None	In compliance
Signs	One freestanding sign located at the northeast corner of the site and building signs.	None	No information provided. Separate sign permit required.
Exterior Lighting	Not to exceed ½ footcandle at the property line.	None	Prior to issuance of a building permit
Setbacks & Yards	Building is setback 76 ft from centerline of Big Hollow Rd. A 20 front yard is provided on Partridge Way. Minimum zoning district front yard setback is 20 ft.	Reduce the require building setback along Big Hollow Road from 100 ft to 76 ft as measured from centerline. Eliminate Setback encroachment agmt.	No objection
Height	Proposed building height is 24 feet to tallest point. Maximum zoning district height is 45 feet.	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. The parcel proposed

for development is 1.16 acres in size. A fifth parcel remains undeveloped. 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.

Date	Zoning
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.

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	No objection to reduced building setback along Big Hollow Road due to existing width of right-of-way
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 with the following conditions and waiver:

- 1) The number of parking spaces exceeds the maximum of 30 allowed by-right. Therefore an impact fee of \$4,000 (\$250 per space x 16) must be paid prior to issuance of a building permit.
- 2) A sidewalk is required along the property frontage on Big Hollow Rd.
- 3) Ensure that an accessible route is present between the accessible parking spaces and the building entrance.
- 4) Add a 10.5 ft x 5.75 ft concrete pad for a sheltered bus stop adjacent to sidewalk cut on Big Hollow Rd. CityLink will provide and install bus shelter.
- 5) Waiver to reduce the required building setback along Big Hollow Road from 100 feet to 76 feet as measured from the centerline of the street and eliminate the requirement for a Setback Encroachment Agreement.

**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. Landscaping Plan
5. Elevations and/or Renderings
6. Statements
  - a. Economic Statement
  - b. Environmental Statement
  - c. Public Services Statement
  - d. Other (traffic studies, etc.)