



Legislation Details (With Text)

File #:	20-230	Version:	2	Name:	
Type:	Ordinance	Status:		Tabled	
File created:	8/27/2020	In control:		City Council	
On agenda:	9/22/2020	Final action:			
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT an ORDINANCE, or the Recommendation of Staff to DENY an ORDINANCE, Approving a SPECIAL USE for a Massage Parlor for the Property Located at 4241 N BOULEVARD AVENUE (Parcel Identification Numbers 14-28-226-017 & 14-28-226-018), Peoria, IL. (Council District 3)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. PZ 20-17 Ordinance, 2. Ordinance Attachment A Site Plan, 3. PZ 20-17 Staff Memo, 4. PZ 20-17 Case Packet 4241 Boulevard, 5. Mtg Minutes for PZ 20-17

Date	Ver.	Action By	Action	Result
9/22/2020	2	City Council	tabled	Pass
9/8/2020	1	City Council	deferred	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT an ORDINANCE, or the Recommendation of Staff to DENY an ORDINANCE, Approving a SPECIAL USE for a Massage Parlor for the Property Located at 4241 N BOULEVARD AVENUE (Parcel Identification Numbers 14-28-226-017 & 14-28-226-018), Peoria, IL. (Council District 3)

BACKGROUND: The petitioner and property owner, Maria McCormick-Dinh, is requesting to obtain a Special Use for a massage parlor at an existing commercial building.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6-0 to approve the request with the following waivers and conditions:

1. Waiver from the 20-foot front yard parking setback on E Lake Avenue and N Boulevard Avenue.
2. Waiver from requirement to install sidewalk along property frontage on E Lake Avenue and N Boulevard Avenue.
3. Waiver to allow existing conditions for the driveway apron on N Boulevard Avenue.
4. Waiver from front yard landscaping requirement.
5. Waiver from parking lot perimeter landscaping requirement
1. Condition: Remove the freestanding sign, which is in the sight triangle at the northeast corner of the property. Any replacement sign must comply with standards of the Unified Development Code, Section 8.3 Signs.

The Development Review Board found the request did not meet the Findings of Fact and recommends denial of the request. The Business License Inspector identified several noncompliant business activities pertaining to operating without Body Works Establishment License, advertisement of sexual activity, employee dress code, no visibility into the building, and hours of operation. Continued mismanagement of the property and business operation could be detrimental to public health, safety, morals, comfort, or general welfare and could be injurious to uses and enjoyment of property in the immediate vicinity and impeded future development or investment in the area.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): No comments from the public were heard at the meeting.

IMPACT IF APPROVED: A massage parlor could operate from the site, provided a City of Peoria Body Works Establishment Business License is obtained by the operator.

IMPACT IF DENIED: A massage parlor use would not be permitted at this location.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.

DEPARTMENT: Community Development