



Legislation Text

File #: 18-108, **Version:** 2

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields for the Property Located at 2607 WEST WILLOW KNOLLS ROAD, NORTH VILLA LAKE DRIVE and 7519 NORTH ALLEN ROAD (Parcel Identification Nos 14-07-100-012, -013, -024, -025, -028 & -029) Peoria, IL. (Council District 5)

BACKGROUND: Petitioner Eric Bursott of River City Construction for the Catholic Diocese of Peoria, is requesting a Special Use in a Class R3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields. A previously approved Special Use (Ordinance 16,810) for a Private School and Recreational Facilities in 2012 has expired due to lack of establishment.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0, to APPROVE, including Staff's conditions.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested Special Use.

NOTE: The Public Works Department has reviewed the calculated traffic counts for this development and are of the opinion that Villa Lake Drive can accommodate the additional traffic. If the proposed parking lot was at capacity and all vehicles left the site at the same time, left-turn traffic from Villa Lake Drive to Willow Knolls Drive may be temporarily delayed. Future development will necessitate a re-calculation of traffic volume.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: One neighbor voiced concerns with increased traffic on Villa Lake Dr and issues surrounding construction traffic.

IMPACT IF APPROVED: The Outdoor Recreation/Practice Fields will be allowed to establish pursuant to the attached Ordinance.

IMPACT IF DENIED: Outdoor Recreation/Practice Fields will not be allowed to establish.

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. Support sustainability.
2. Reinvest in neighborhoods.

DEPARTMENT: Community Development