



Legislation Text

File #: 18-225, **Version:** 1

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 and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-N (Neighborhood Commercial) District for VEHICLE REPAIR AND SERVICE, for the Property Located at 705 N WESTERN AVE (Parcel Identification No. 18-06-479-067), Peoria IL

BACKGROUND: Petitioners Raed Beydoun and Fred Yahya of Big Ray's Express Lube are requesting a Special Use for Vehicle Repair and Service to operate an oil change facility. The proposed use will occupy the existing building, which was developed previously for Speed Lube.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 5 to 0 to APPROVE a Special Use for a Vehicle Repair and Service with the following condition and waivers:

- 1) Replace handicap parking sign with required R7/8 sign and \$350 fee plate.
- 2) Waiver to eliminate requirement for bicycle parking.
- 3) Waiver to allow existing freestanding sign to remain with no changes.
- 4) Waiver to allow for existing exterior lighting as installed provided that it is downlit away from residential properties and public streets.
- 5) Waiver to allow for existing building and parking setback in place of required building line.
- 6) Waiver to allow for existing windows and doors as constructed.

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

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): None

IMPACT IF APPROVED: An oil change facility may operate at the subject property within the existing building.

IMPACT IF DENIED: An oil change facility will not operate at the subject property. It will remain vacant until a permitted use or special use seeks to establish a business.

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.
2. Reinvest in neighborhoods.

DEPARTMENT: Community Development