



Legislation Text

File #: 21-033, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-1 (General Commercial) District, for a Vehicle Wash for the Property Located at 1217 W GLEN AVENUE and 4926 N UNIVERSITY STREET (Parcel Identification Numbers 14-20-251-024 and 14-20-251-010), Peoria, IL. (Council District 3)

BACKGROUND:

UPDATE: Subsequent to the community meeting on March 2, the applicant provided additional data related to the number of vehicles washed at their other facilities. The raw data provided is attached to this communication.

The petitioner, Justin Barnes of Club Carwash Operating LLC, on behalf of Joseph Real Properties LLC, requests a Special Use for a car wash to redevelop the subject property.

The Planning and Zoning Commission found that the request met the Findings of Fact and voted 4-2 to approve the request with the following conditions:

1. Part of the existing sidewalk is outside the public right-of-way at the intersection. The owner shall either dedicate right-of-way to the City or record a permanent easement for the sidewalk.
2. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
3. Driveways shall be constructed in accordance with current City Standards including concrete thickness, apron dimensions and slopes.
4. Accessible parking spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
5. A continuous hedge, tall grasses, or mix thereof shall be installed to line the south side of the drive aisle between the car wash building and Glen Avenue.
6. Stormwater Management is required in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance at the time of plan approval.
7. Provide an easement for any storm sewer that carries water from an offsite location. The storm sewer shall be privately owned, and the easement shall require maintenance of the storm sewer to be the responsibility of the property owner.

See the attached Planning and Zoning Commission meeting minutes and staff memo for detailed information.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): No public comment was received for this request.

IMPACT IF APPROVED: The Special Use will be approved, and a car wash would be an allowed use of the property.

IMPACT IF DENIED: The Special Use will not be approved, and a car wash would not be a permitted use of the property.

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