AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF DECEMBER 6, 2018 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   **CASE NO. PZ 19-1**
   Hold Public Hearing and forward a recommendation to City Council on the request of Charles Gabbert and Head Start Learning to obtain a Special Use in a Class O-1 (Arterial Office) District for a Preschool for the property located at 3406 N Rochelle Lane (Parcel Identification No. 13-25-427-011), Peoria IL. (Council District 4)

   **CASE NO. PZ 19-2**
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Central Business) District for the property located at 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

   **CASE NO. PZ 19-3**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer of Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 18-05-327-050), Peoria, IL (Council District 2)

   **CASE NO. PZ 18-D**
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or planning@peoriagov.org
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
A meeting of the Planning & Zoning Commission was held on Thursday, December 6, 2018, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioner's absent – none.

City Staff Present: Leah Allison and Megan Nguyen

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Megan Nguyen and George Ghareeb.

MINUTES

Commissioner Misselhorn moved to approve the minutes of the Planning & Zoning Commission meeting held on October 4, 2018; seconded by Commissioner Heard. The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

CASE NO. PZ 18-37

Hold a Public Hearing and forward a recommendation to City Council on the request of Srinivas Jujjavarapu and Wiebler Family L.P. for approval of an Annexation Petition and Consolidated Initial and Amended/Restated Annexation Agreement with a request to rezone a portion of the property (upon annexation) from a Class R-3 (Single Family Residential) District and a portion of the property from a Class R-6 (Multi-Family Residential) District to a Class C-1 General Commercial) District, and approval of a Preliminary Plat for Bhavani Subdivision, all for the property generally located west of IL Route 91, north of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road, and south of Parcel Identification No. 08-35-300-027. The property is identified as Parcel Identification Nos. 08-35-300-030 and 08-35-300-023, located within the City of Peoria and Peoria County, IL. The petitioners are proposing to annex approximately 7.4 acres. (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-37 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions:

1) Page 7, Paragraph 4. B – Remove car washes, retail auto parts sales, and medical and other professional offices.
2) Page 17, Paragraph P – City requests removing fee in lieu. Pursuant to the Complete Streets policy, bike/walk trails are required with the construction of public infrastructure (i.e streets).
3) Page 17, Paragraph R – City does not support request to waive storm water utility fee.

Bob Hall of Miller, Hall & Triggs, representing the petitioners, explained reason for the additional annexing property and a summary of the proposed agreement.

Chairperson Wiesehan opened the Public Hearing at 1:40 p.m.

Dan Hellige, concerned citizen, expressed concerns for uses on Lot 1 and their proximity to his residence.

Mike Cochran of Austin Engineering, answered questions and identified the intended uses of buildings on Lots 2 – 5.

Discussion ensued on the bike/walk trail fee and timing of installation.
Chairperson Wiesehan closed the Public Hearing at 2:25 p.m

**Motion:**
Commissioner Misselhorn made a motion to approve the requested annexation, seconded, by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.

A recess was called at 2:32 pm. The meeting resumed at 2:36 pm.

Commissioner Misselhorn made a motion to approve, per Staff’s recommendation, the proposed annexation agreement, seconded by Commissioner Barry with the following conditions:

1) Delete Hotels/Motels and Auto Dealerships as permitted uses from the Page 7, Paragraph 4. B of the annexation agreement. Such uses shall be special uses per the Unified Development Code.
2) Bike/walk trail is required with the construction of public infrastructure. No fee in lieu of construction.
3) No waiver of the storm water utility fee.

The motion FAILED by show of hands 2 to 4.
Yeas: Barry and Misselhorn – 2.

Commissioner Ghareeb made a motion to approve, per Staff’s recommendation, the proposed annexation agreement, seconded by Commissioner Heard with the following conditions:

1) Delete Hotels/motels and Auto Dealerships as permitted uses from the Page 7, Paragraph 4. B of the annexation agreement. Such uses shall be special uses per the Unified Development Code.
2) Bike/walk trail to be installed upon the commencement of development on Lots 1 or 6, or when the bike/walk trail is constructed on the north or south properties.
3) No waiver of the storm water utility fee.

The motion was APPROVED by show of hands 5 to 1.
Yeas: Ghareeb, Heard, Misselhorn, Unes, and Wiesehan– 5.
Nays: Barry – 1.

Vice Chairperson Misselhorn read the Findings of Fact for rezoning.

Commissioner Heard made a motion to rezone the property as requested, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.

Vice Chairperson Misselhorn read the Findings of Fact for the preliminary plat.

Commissioner Barry made a motion to approve the proposed preliminary plat, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.
CASE NO. PZ 18-38
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone certain property from Class R-8 (Multi-Family Residential) District, Class C-G (General Commercial) District, and Class I-2 (Railroad/Warehouse District, to a Class R-3 (Single Family Residential) District and rescind a Multi-Family Plan for the property located at the foot of Morton Street, (Parcel Identification No. 18-03-382-003), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-38 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 3:04 p.m. With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:04 p.m.

Vice Chairperson Misselhorn read the Findings of Fact for a rezoning.

Commissioner Misselhorn made a motion to approve the proposed rezoning and rescinding the multi-family plan, seconded by Commissioner Unes.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.

CASE NO. PZ 19-G
Hold Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code, relating to Variations.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-G into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 3:09 p.m. With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:09 p.m.

Vice Chairperson Misselhorn read the Findings of Fact for a text amendment.

Commissioner Unes made a motion to approve the proposed text amendment, seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
Nays: None.
CASE NO. PZ 18-H
Hold Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking in the Warehouse Form District.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-H into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 3:10 p.m. With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 3:10 p.m.

Vice Chairperson Misselhorn read the Findings of Fact for a text amendment.

Commissioner Unes made a motion to approve the proposed text amendment, seconded by Commissioner Heard.

    The motion was APPROVED viva voce vote 6 to 0.
    Yeas: Barry, Ghareeb, Heard, Misselhorn, Unes, and Wiesehan – 6.
    Nays: None.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens present to address the Commission.

ADJOURNMENT

The Planning & Zoning Commission Meeting was adjourned at approximately 3:11p.m.

Leah Allison, Senior Urban Planner
TO:         City of Peoria Planning & Zoning Commission
FROM:       Development Review Board (Prepared by Leah Allison)
DATE:       January 3, 2019
CASE NO:    PZ 19-1
REQUEST:    Hold Public Hearing and forward a recommendation to City Council on the request of Charles Gabbert and Head Start Learning to obtain a Special Use in a Class O-1 (Arterial Office) District for a Preschool for the property located at 3406 N Rochelle Lane (Parcel Identification No. 13-25-427-011), Peoria IL. (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting a Special Use for a Preschool. The property is developed with a single story 5,100 sq. ft. building. The preschool will operate as the Early Learning/Head Start program with capacity for 51 students and 10 staff. The facility will provide three classrooms and an outdoor play area enclosed with a fence to serve children ages 3 to 5 years who live in the surrounding neighborhoods. The proposed use is further described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>14 spaces plus 1 handicap accessible space.</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>None proposed.</td>
<td>None</td>
<td>Three ground A/C units and an electrical utility box must be screened.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Existing trees are located in the front yards of Rochelle Ln and Richwoods Blvd and at the rear of the property.</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Refuse Screening</td>
<td>Garbage enclosure located in the parking lot.</td>
<td>None</td>
<td>Must be screened with a four-sided, solid, six to seven foot tall enclosure with a gate for access.</td>
</tr>
<tr>
<td>Signs</td>
<td>Two – 15 sq. ft. freestanding signs utilizing existing sign posts located in the front yard of Rochelle Ln. Signs are approximately 100 feet apart.</td>
<td>None</td>
<td>Signs cannot exceed 70 sq. ft. in size, 5 ft. in height, and must be at least 150 ft. apart.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Front yard lights</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>Existing building setbacks: Rochelle front yard = 50 feet Richwoods front yard = 105 feet Side yard = 15 feet Rear yard = 30 feet</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Building Height</td>
<td>Single Story – 16 feet</td>
<td>None</td>
<td>In compliance</td>
</tr>
</tbody>
</table>

BACKGROUND

Property Characteristics
The subject property contains 0.75 acres of land and is developed with a single story building. The property is zoned Class O-1 (Arterial Office) and surrounded by Class O-1 (Arterial Office) zoning to the north, R-7 (Multi-Family Residential) zoning to the east, R-6 (Multi-Family Residential) zoning to the west, and R-3 (Single Family Residential) zoning to the south.
History
The property was originally developed in the early 1970’s as a nursing home.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>A (One Family Dwelling)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C1 (Commercial-Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>O1 (Arterial Office)</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Screen mechanical units and garbage dumpsters</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends APPROVAL of the request with the following conditions:

1) Screen A/C units and utility box (located at rear corner of building) from view of the public right-of-way and residentially zoned properties.
2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
3) A separate sign permit is required for all proposed signs.
5) Submit to the Peoria Fire Department design plans, spec sheets and application for fire alarm system review and permit.

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. Elevations and/or Renderings
5. Photos
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 333 feet
12/17/2018
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Map Scale
1 inch = 42 feet
12/17/2018
PCCEO Head Start has identified a new site located at 3201 N. Rochelle Avenue, Peoria IL 61604. Recent community assessments has shown a migration of families into this area of Peoria county. This site is located in the northwest area of the city and will serve eligible children from the 61604 and adjacent zip codes. PCCEO selected this location due to a lack of child care facilities in this part of Peoria city that provide service to 3 to 5-year-old children.

Specifically, this center will provide families access to Head Start services that are residence of Lexington Hills, Aspen Bluff, the Woodlands, and Pierson Hills.

This location has the capacity to provide enough space for three classrooms, kitchen, and office space for a Site Director. Further, this building has an indoor gross motor and dining area that would create an environment of community for families. It is also located directly on a public transportation bus route.

Dwight A. Lucas
Interim Head Start Director
309-671-3960
dlucas@pcceo.org

FAITH is taking the first step even when you don’t see the whole staircase.
--Dr. Martin Luther King, Jr.
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 3, 2019
CASE NO: PZ 19-2
REQUEST: Hold a Public Hearing and Forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Downtown Commercial) District for the property located 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL
The City of Peoria is requesting to rezone the subject property to Class B-1 (Central Business) District.

BACKGROUND

Property Characteristics
The subject property contains 0.29 acres of land and is currently developed with a three story building with commercial on the ground floor and residential above. The property is zoned Class C-G (General Commercial) and surrounded by B-1 (Central Business) District zoning to the north, south, east, and west.

History
The building was built prior to 1930 with the following zoning class history:

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>H (Business District)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>H (Business District)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>CG (General Commercial)</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject property is adjacent to B-1 (Central Business) District. Existing uses of nearby property include primarily commercial.</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning</td>
<td>Property values will not be diminished by the B-1 (Central Business) zoning, since it surrounded by and has been previously zoned B-1.</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>None</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>The rezoning will eliminate spot zoning.</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per Community Development Dept. Review</td>
</tr>
<tr>
<td>----------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The property is suitable for the B-1 (Central Business) zoning class with a mix of commercial and residential uses.</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>The property is not vacant.</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None</td>
</tr>
<tr>
<td>Comprehensive Plan Future Land Use Designation</td>
<td>The Future Land Use Designation is Mixed Use.</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
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TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 3, 2019
CASE NO: PZ 19-3
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer
Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a
Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 08-05-327-
050), Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting a Special Use for a Place of Worship for a Christian student outreach program including
meeting space, study rooms, and training events. In addition, three residential dwelling units are proposed to be
primarily used by staff or students. The details of the property are described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>5 on-street parking spaces. No off-street parking provided.</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>None</td>
<td>None</td>
<td>A/C unit located in front yard of Main St must be screened from view.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Existing trees and shrubs are located in the front yards along Main St and Institute Pl.</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Refuse Screening</td>
<td>None</td>
<td>None</td>
<td>Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access.</td>
</tr>
<tr>
<td>Signs</td>
<td>None proposed.</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Building mounted lighting</td>
<td>None</td>
<td>In compliance</td>
</tr>
</tbody>
</table>
| Setbacks             | Existing setbacks:
                        | Main St front yard = 15 ft
                        | Institute front yard = 0 ft
                        | Side yard = 15 ft
                        | Rear Yard = 5 ft      | None                                    | Non-conforming setbacks due to existing building. |
| Height               | 24 feet                                                | None                                    | In compliance                                    |

BACKGROUND

Property Characteristics
The subject property is 5,227 sq. ft. in size and developed with a 4,872 sq. ft. building. The property is zoned
Class R-4 Single Family residential and surrounded by R-4 (Single Family Residential) zoning to the north, east and west, and N-1 (Institutional) zoning to the south.

History
The property was developed in 1918 as a single family residence and used as such until 1941 when it became a sorority. A remodeling was completed in 1952 to its current design. The sorority occupied the building until
2012. In 2014 it was determined that the property may be used as permitted or special uses only within the Class R-4 (Single Family Residential) zoning district.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R1 (Low-Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R4 (Single-Family Residential)</td>
</tr>
</tbody>
</table>

### 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.

<table>
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<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Screen mechanical unit and garbage dumpsters, and prohibit residential dwelling units</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following conditions:

1) Air conditioning unit located in the front yard of Main St must be screened from view.
2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
3) No residential dwelling units are allowed.
4) A separate sign permit is required for all proposed signs.
5) A full building and fire code summary review, completed by an architect, is needed for the building. A sprinkler system may be required.
6) The building has many fire code violations that need to be corrected. This includes but not limited to the testing of fire alarm and commercial kitchen systems.
7) Any exterior code violations must be resolved prior to occupancy.

**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. Photos
1004 N Institute Pl

Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 83 feet
12/17/2018

https://gis.peoriacounty.org/PeoriaGIS/
1004 N Institute Pl

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Map Scale
1 inch = 21 feet
12/17/2018

https://gis.peoriacounty.org/PeoriaGIS/ 12/17/2018
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 3, 2019
CASE NO: PZ 18-D

REQUEST: Hold Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs.

Staff is drafting revisions to Article 8.3 Signs of the Unified Development Code, relating to Off-Premise signs. A proposed ordinance will be forwarded to the Planning & Zoning Commission once all revisions are complete.