



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** July 7, 2022  
**CASE NO:** PZ 949-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Marcellus Sommerville of Peoria Friendship House, to amend existing Use with Approvals as a Special Use with waivers in a Class R-6 (Multi-Family Residential) District and a Class R-8 (Multi-Family Residential) District for an existing Neighborhood Center to allow parking lot improvements, a new accessory storage structure and to add property to the boundary of the special use for the property located at 800 and 816 NE Madison Ave, 803 and 809 NE Jefferson Ave (Parcel Identification Nos. 18-03-353-007, 18-03-354-001, 18-03-354-003, 18-03-354-012, 18-03-354-013) with the property to be added located at 724 and 814 NE Madison Ave, 801 and 815 NE Jefferson Ave, and 406 Wayne St (Parcel Identification Nos. 18-03-353-006, 18-03-354-002, 18-03-354-011, 18-03-354-014, and 18-03-354-009), Peoria IL (Council District 3).

## SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to amend existing Use With Approvals as a Special Use for a Neighborhood Center (commonly known as Peoria Friendship House). This request is made to allow the following as part of the Neighborhood Center:

1. Parking lot improvements to allow alley access for food pantry pick-up at 800 NE Madison (main building);
2. Add 814 NE Madison (existing structure) to the special use for overflow tutoring and classes;
3. Construct a 1,080 square foot detached garage at 814 NE Madison;
4. Add 801, 815 NE Jefferson Ave and 406 Wayne St (undeveloped lots) to the special use boundary (no development proposal at this time);
5. Add 724 NE Madison Ave to the special use for off-street parking in the West Parking Lot.

Proposal details and summary of the relevant development items are described below.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	<p>Add 724 NE Madison Ave to the special use boundary for use in the west parking lot. Seal coat the parking lot and stripe 34 parking spaces.</p> <p>At 800 NE Madison, new hard surface material to continue use of 11 parking spaces, including 2 accessible spaces.</p>	None	Submit a parking plan with dimensions of parking spaces and access aisles for compliance with Section 8.1. Add two bicycle parking spaces. Accessible parking spaces must be signed with an R 7/8 and R7-101 \$350 fine plate.
Access & Circulation	Add vehicle access from the alley to 800 NE Madison east parking lot.	None	Replace non-ADA compliant sidewalks along the property frontages.
Mechanical, Utility and Dumpster Screening	New dumpster enclosure to comply with design requirements.	None	Dumpster must be screened on all sides with a solid material, 6-7 feet in height.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Landscaping	<p>West Parking Lot Front Yards and Parking Lot Interior: Add 3 new shade trees, with existing shade trees (172 proposed points out of 164 required points).</p> <p>Madison/Wayne Front yards and East Parking Lot Interior: Add 5 new shade trees (242 proposed points out of 224 required points).</p> <p>East Parking Lot: Add a continuous hedge to comply with Parking Lot Perimeter Landscaping.</p>	<p>West Parking Lot: Waiver to eliminate the Parking Lot Perimeter Landscaping requirement due to size and existing conditions of the lot.</p>	<p>West Parking Lot: Staff does not support the waiver. Compliance can be achieved through design of landscaped hedge, wall, or combination thereof.</p> <p>New trees in the ROW must be a species approved by the Public Works Department.</p> <p>Front Yards and Buffer Yards for Jefferson/Wayne properties: Accept existing landscaping conditions until future development, which shall include a landscaping plan compliant with Section 8.2. Expansion of the recreational use will be subject to buffering requirements.</p>
Buffers & Screening	<p>No change to existing conditions where property abuts a residential zoning lot. 816 NE Madison has an existing 4 ft tall, chain link fence in the rear yard.</p>	<p>Waiver to eliminate TBY in the side yard of 724 NE Madison Ave (side yard of the West Parking Lot).</p> <p>Waiver to allow the existing 4ft tall chain link fence in lieu of a solid fence in the bufferyard of 816 NE Madison.</p>	<p>Instead of a waiver, recommend the condition to install a garden wall or solid fence, 4 to 6 feet in height, within 1 foot of the side lot line of the West Parking Lot.</p> <p>Accept existing buffering conditions of the chain link fence on 816 NE Madison, based on existing conditions, no expansion of use on this property.</p>
Fencing	<p>No change to existing perimeter chain link, 6 ft tall fence along perimeter of 803 and 809 NE Jefferson.</p>	<p>None</p>	<p>None</p>
Signs	<p>No change to existing 24 sqft, 6 ft tall, freestanding sign at 800 NE Madison.</p> <p>No change to two existing wall signs on the Wayne Street façade of 800 NE Madison.</p>	<p>Waiver to allow one, 24 sqft, 6 ft tall, freestanding sign.</p> <p>Waiver to allow two wall signs.</p>	<p>No objection, based on existing conditions.</p>
Exterior Lighting	<p>No change to existing exterior lighting.</p>	<p>None</p>	<p>None</p>
Setbacks, Yards, Build To (of existing structures)	<p>No change to footprint or placement of existing structures.</p>	<p>Allow existing conditions for setbacks of the existing structures: For 800 NE Madison reduce the rear yard setback; For 814 NE Madison reduce the principal structure side yard setback; For 816 NE Madison reduce the</p>	<p>No objection based on existing conditions. New construction or additions will be required to comply with current setback standards.</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
		principal structure side yard setbacks and the existing garage rear and west side yard setback.	
Height (of existing structures)	No change to height of existing structures.	None	None
Setbacks, Yards, Build To (of proposed garage)	Add 36' x 30' detached garage in the rear yard at 814 NE Madison. Required yards will be met.	None	None
Height (of proposed garage)	Proposed garage height will comply with the maximum allowed 14 feet.	None	None
Building & Fire Safety	Change of Occupancy from residential to classroom and tutoring in 814 NE Madison.	N/A	A Certificate of Occupancy is required for a nonresidential use from the existing structure.
Conditions from prior Use with Approvals	Continue to provide health services from existing space established in the 1976 Use With Approval.	None	Health services may not expand beyond the four rooms (570 square feet) originally used for medical purposes. No outdoor signage will be allowed for the clinic without special use approval.

## **BACKGROUND**

### **Property Characteristics**

The subject property is approximately 2.28 acres, comprised of ten parcels. 800 NE Madison is developed with a 17,500 square foot building, constructed in 1974, which contains most of the services provided by the neighborhood center. 814 and 816 NE Madison consist of structures built as dwellings but have been used for office or overflow classroom purposes for the neighborhood center. The subject property includes two off-street parking lots. Remaining property is undeveloped, except for playground-type accessory structures. The property is zoned Class R-8 (Multi-Family Residential) and Class R-6 (Multi-Family Residential). Surrounding zoning is Class R-6 (Multi-Family Residential), Class R-8 (Multi-Family Residential) and Class C-G (General Commercial) Districts. Surrounding land uses include residential, office and commercial retail.

### **History**

Friendship House has a history of Use With Approvals at the subject property. In 1969, the first Use With Approval allowed for office uses at 410 Wayne Street, from a building no longer present. In 1976, a Use With Approval established the Neighborhood Center from the building used today. Approval included the side parking lot and the parking lot at the corner of NE Madison Ave and Wayne St. The main building continues to provide education, financial literacy, mentoring, food security, youth activities, and health services. In 1979, the Use With Approval was amended to include recreational activities on 803 and 809 NE Jefferson Ave. In 1983 the use was expanded to include limited programming and office/meeting room facilities at 816 NE Madison Ave.

Date	Zoning
1931 - 1958	C (Apartment) and D (Apartment)
1958 - 1963	C (Apartments) and F (Commercial)
1963 - 1990	R2 (Medium-Density Residential) and R3 (High Density Residential)
1990 - Present	R6 (Multi-Family Residential) and R8 (Multi-Family Residential)

## **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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	Obtain Certificate of Occupancy for 814 NE Madison.
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	With recommended conditions.
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Recommended waivers are for continuance of existing signs, fencing, building setbacks.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Grow Peoria	N/A

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request with the following conditions and waivers:

### Conditions:

1. Submit a parking plan with two bicycle parking spaces and dimensions of parking spaces and access aisles for compliance with Section 8.1 Off-Street Parking and Loading.
2. Replace all non-ADA compliant sidewalks along property frontages.
3. Allow administrative approval for a fence, wall, landscaping, or combination thereof to provide a transitional bufferyard and parking lot perimeter landscaping for the west parking lot, at the corner of NE Madison Ave and Wayne St (Parcel No. 18-03-353-006 and -007).
4. New trees in the ROW must be a species approved by the Public Works Department.
5. For the property on the south side of the alley between Wayne Street and Morgan Street, existing landscaping conditions are accepted, until such lot or lots are developed, at which time, development shall include a landscaping plan. Expansion of the recreational use will be subject to buffering requirements.
6. Obtain a Certificate of Occupancy for Classroom use at 814 NE Madison.
7. Health services in the Neighborhood Center, may not expand beyond the four rooms (570 square feet) originally used for medical purposes at 800 NE Madison. No outdoor signage will be allowed for the health services without special use approval.
8. Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
9. Site improvements will require stormwater management in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance.

### Waivers:

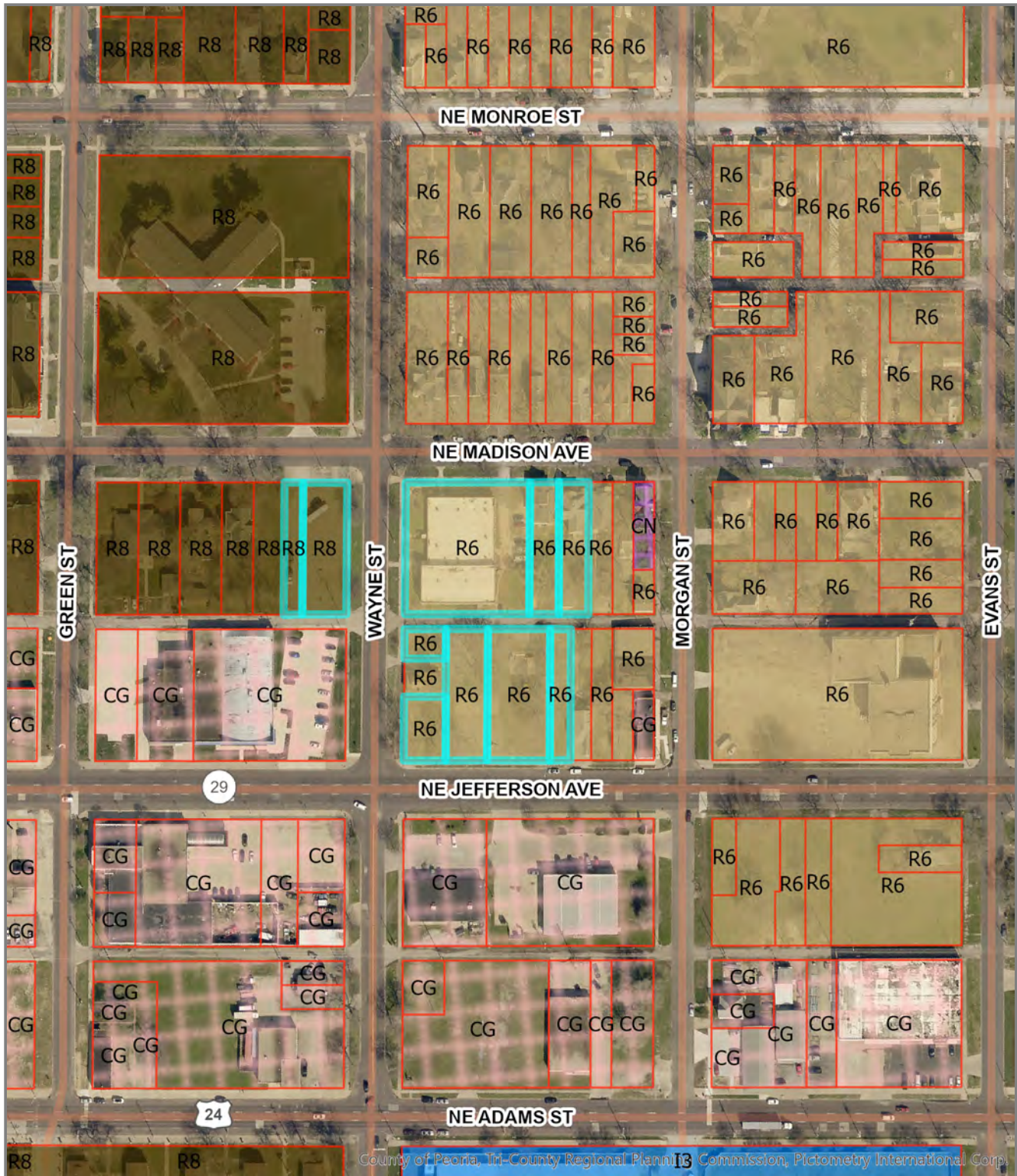
1. Waiver from the Transitional Bufferyard requirement to allow the existing 4ft tall chain link fence in lieu of a solid fence in the bufferyard of 816 NE Madison.
2. Waiver from sign standards for a Residential Special Use to allow continuance of the existing freestanding sign on the corner of 800 NE Madison Ave which may not exceed 24 square feet in area and 6 feet in height and to allow two wall signs consistent with existing sign sizes at 800 NE Madison Ave.
3. Waiver from building envelope standards to allow the setbacks of existing structures on 800, 814, and 816 NE Madison Ave.

**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 meeting all applicable code requirements through all phases of the development.

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Traffic Generation
4. Site and Landscaping Plan

### Friendship House Zoning



County of Peoria, The County Regional Planning Commission, Pictometry International Corp.

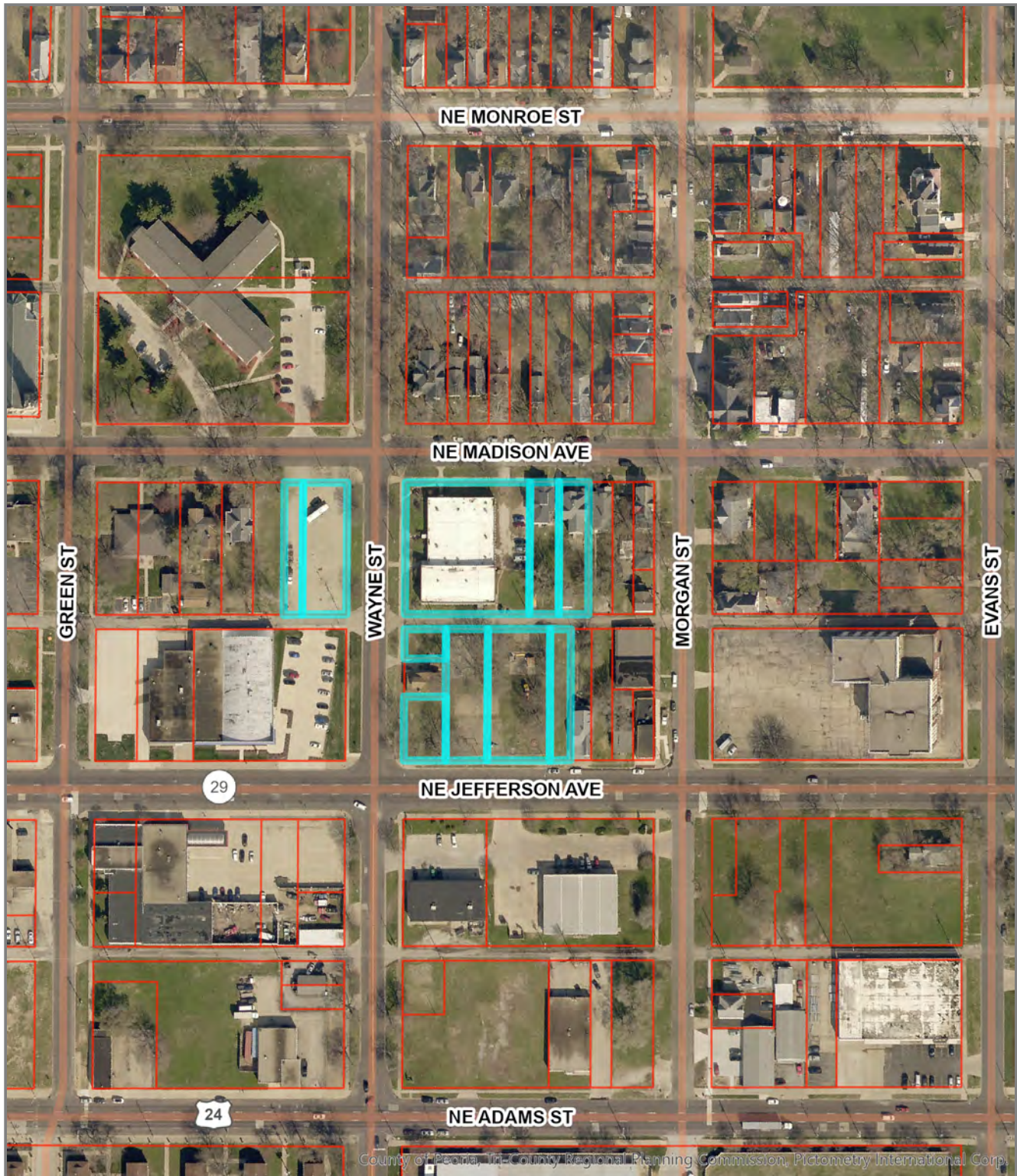


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 200 feet**  
 7/1/2022



### Friendship House Aerial



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## **Add Drive Thru Pantry at Peoria Friendship House**

### **TRAFFIC GENERATION CALCULATIONS**

PREPARED BY:

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.  
June 7, 2022

Based on the ITE Manual we utilized Land Use: 565 Day Care Center

Total Square Footage = 17,500

Based upon the ITE manual for Land Use 565, we have calculated the following traffic generation for the completed project based on 13.18 trips/1000 sf

Peak Hour of Generator, Weekday PM. – 231 Vehicles



