



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: April 5, 2018

CASE NO: PZ 18-13

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Eric Bursott of River City Construction for the Catholic Diocese of Peoria, to obtain a Special Use in a Class R-3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields for the properties identified as Parcel Identification Nos. 14-07-100-012, -013, -024, -025, -028 & -029, with the following addresses 2607 W Willow Knolls Rd, N Villa Lake Dr & 7519 N Allen Rd, Peoria IL (**Council District 5**)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to establish a Special Use for Outdoor Recreation/Practice Fields as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	See attached Site Plan. The applicant proposes to adhere to parking regulations with the exception of bicycle parking.	N/A	The site shall provide seven (7) spaces of bicycle parking on the site.
Mechanical, Refuse & Utility Screening	None Proposed	N/A	Any Mechanical, Refuse or Utility Structures shall be screened per City Code requirements if placed on the property.
Landscaping	None Proposed	N/A	A landscaping plan shall be required through the building permit process to ensure compliance.
Signs	None Proposed	N/A	Any signs will be processed administratively through a separate building permit process.
Exterior Lighting	See attached Site Plan.	N/A	A photometric plan shall be required through the building permit process to ensure compliance.
Setbacks, Yards	See attached Site Plan. The applicant proposes to adhere to setback regulations.	N/A	None
Height	See attached Elevation. The applicant proposes to adhere to height regulations.	N/A	None
Access & Circulation	See attached Site Plan. The applicant proposes access from Villa Lake Dr to a parking lot.	N/A	Right-of-way shall be dedicated if a future extension of N Villa Lake Dr is proposed. (See Public

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
			Works DRB Comments as attached)

BACKGROUND

Property Characteristics

The subject property contains 71.472 acres of land and is currently developed as a cemetery and vacant land. The property is zoned Class R-3 Single-Family residential and surrounded by the following classifications:

North	County A2 (Agricultural) District	South	R6 (Multi-Family Residential) District
East	O2 (Exclusive Office Park) District	West	R3 (Single-Family Residential) District

History

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 property was annexed into the City of Peoria through the Richwoods Township Annexation of 1964.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	A1 (Agricultural)
1990 - Present	R3 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each Special Use application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Special Use Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	No detriment if District Standards and Conditions are met
No injury to other property or diminish property values	Yes	No injury or diminishment if District Standards and Conditions are met
No impediment to orderly development	Yes	No impediment if District Standards and Conditions are met
Provides adequate facilities	Yes	
Ingress/Egress measures designed to minimize traffic congestion	Yes	
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	
Comprehensive Plan Critical Success Factors	Support sustainability	Factor met if District Standards and Conditions are met
City Council Strategic Plan Goals	Attractive Neighborhoods with Character: Safe and Livable	Goal will be met if District Standards and Conditions are met

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

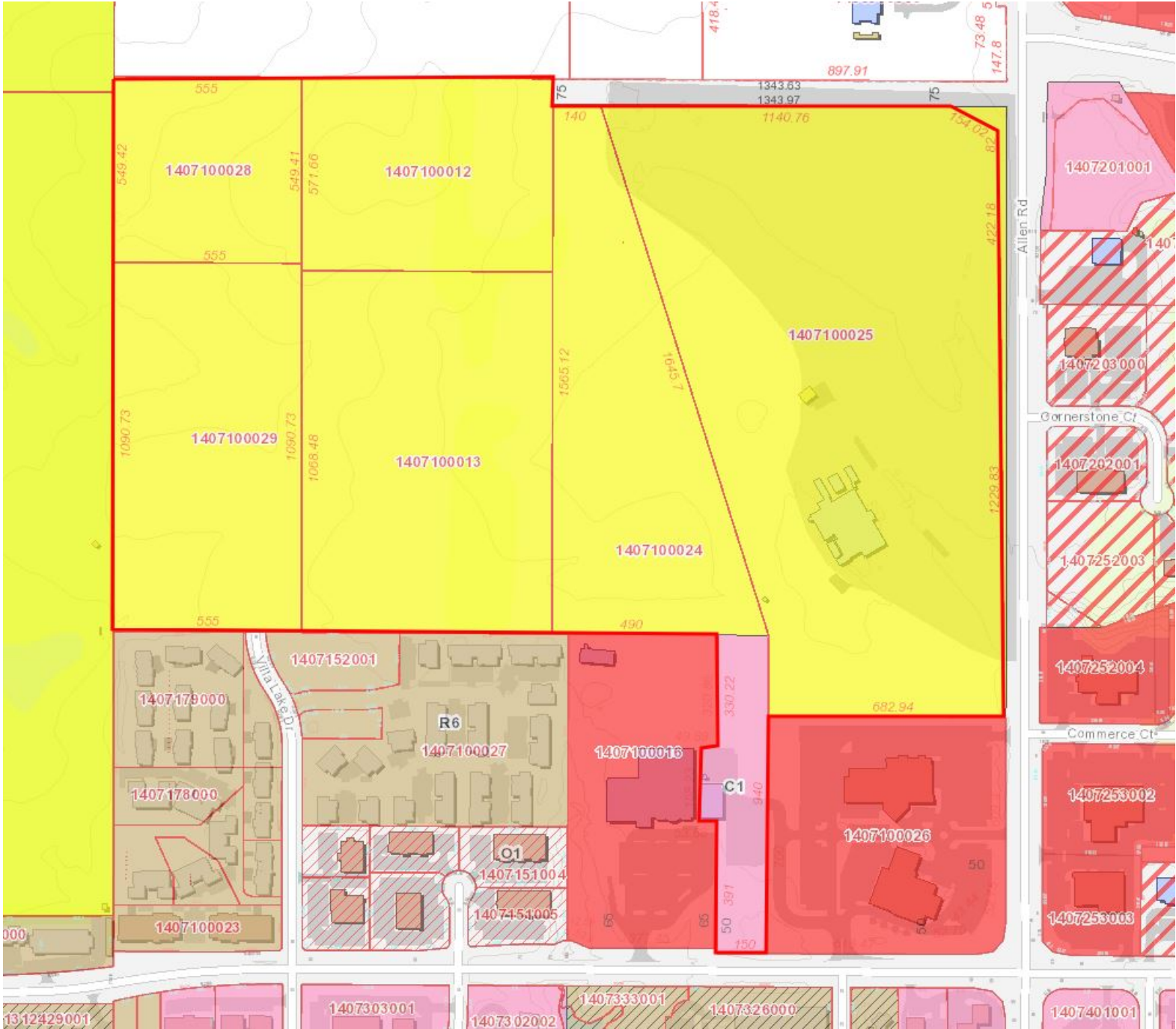
1. The site shall provide seven (7) spaces of bicycle parking.
2. Any Mechanical, Refuse or Utility Structures shall be screened per City Code requirements if placed on the property
3. A landscaping plan shall be required through the building permit process to ensure compliance.
4. A photometric plan shall be required through the building permit process to ensure compliance.
5. Any signs will be processed administratively through a separate building permit process.
6. Right-of-way shall be dedicated if a future extension of N Villa Lake Dr is proposed as this site is adjacent to the proposed extension of Pioneer Parkway (See Public Works DRB Comments as attached)
7. A pedestrian accessible route shall be provided between the public right-of-way and the site.
8. Construction access shall not be allowed from N Villa Lake Dr.

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 Site Plan
3. Future Land Use Plan
4. Special Use Attachments
5. Previous Approvals
6. DRB Advisory Comments

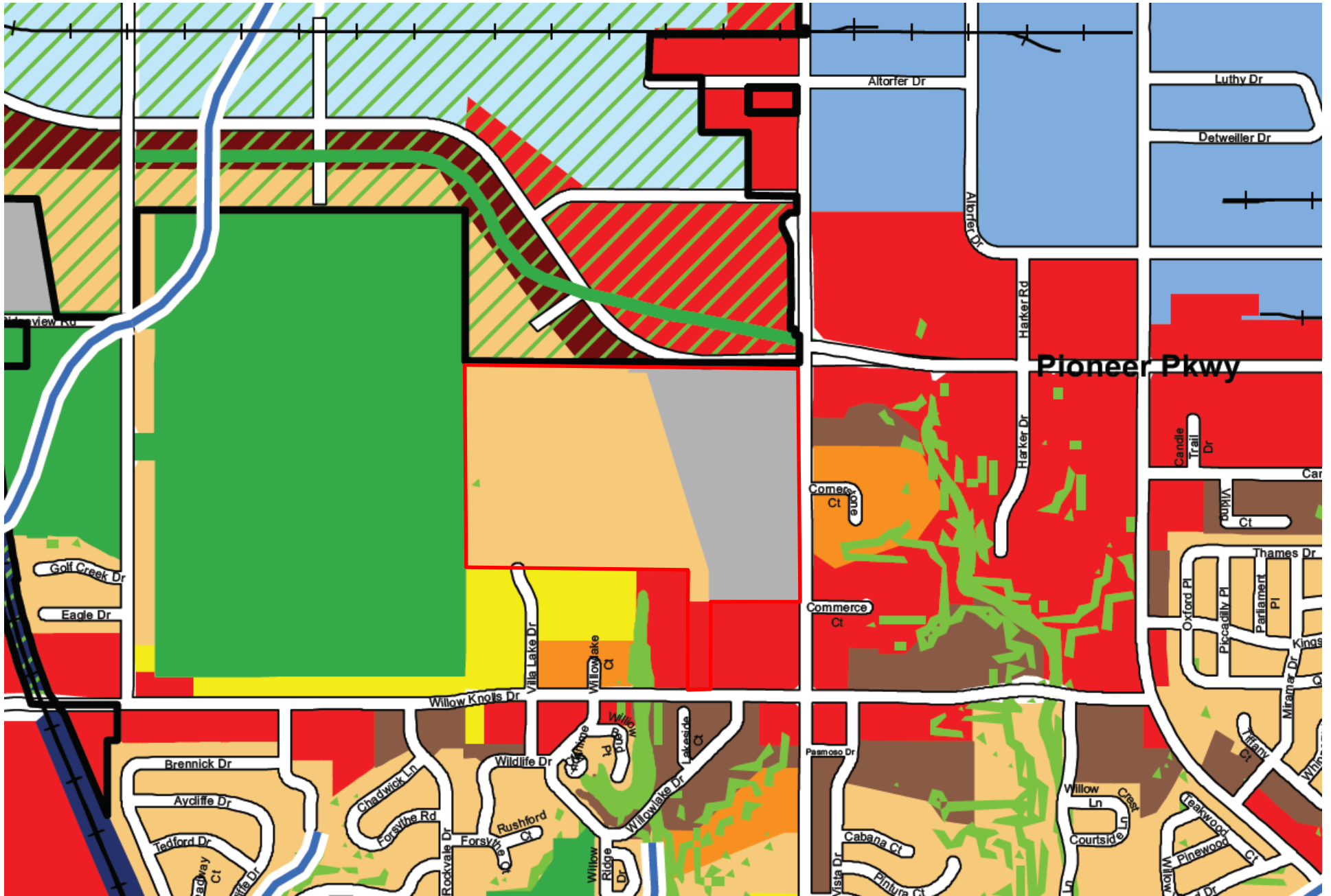
Zoning Map



Aerial Photo



Future Land Use Plan





**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: 2.23.2018 Initials: WS

Project Number: 18-29 Case Number: PZ 18-13

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- a) Map Amendment (Rezoning)- *Site Plan not required*
Current Zoning District: _____
Proposed Zoning District: _____
- b) Text Amendment
- c) Special Use
- d) Nonconforming Use Change
- e) Special Permit Signs
____ (i): Local Sign Regulation/Shopping Center Signs
____ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- f) Official Development Plan
- g) Preliminary / Final Subdivision Plat
- h) Residential Cluster Development
- i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): Peoria Notre Dame High School Practice Fields
Attach additional sheets if necessary
- b) Tax ID Number(s): 14-07-100-012,14-07-100-013,14-07-100-024,14-07-100-25,14-07-100-028,14-07-100-029
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 71.472 acres d) Current Zoning District: R-3

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: R3 - Residential / Special Use/Outdoor Recreation/Practice Fields
Existing Use / *Proposed Use*
- b) Building Area (square feet): Concession/Toilets 421 sq. ft. c) Building Height (feet): 14'-0"
- d) Parking Spaces Provided: 8 / 218 Parking Required: 7 / 201-300
Total Accessible Spaces / *Total Regular Spaces* / *Total Accessible Spaces* / *Total Regular Spaces*
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: ___ Single-Family Detached ___ Single-Family Attached ___ Multi-Family Other Development (Describe Below)
Special Use/School Practice Fields
- b) Plat/Plan Name: NA c) Number of Lots/Units: NA-see above d) Number of Duplex Lots: NA
- e) Fire District: NA f) School District: NA g) Library District: NA
- h) Are Private Streets Proposed?: NA i) Is the Project Within City Limits?: Yes j) Type of Sewer Provided: City
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

5. OWNER INFORMATION – REQUIRED

Peoria Notre Dame High School Catholic Diocese of Peoria

Name Company

5105 N. Sheridan Rd., Peoria, IL 61614-4899

Address, City, State, ZIP+4

309-671-1550

Phone Daniel R. Tenby c.s.c. Email

Signature of Owner

6. APPLICANT INFORMATION – if different from owner

Eric Bursott River City Construction

Name Company

101 Hoffer Ln., East Peoria, IL 61611

Address, City, State, ZIP+4

309-694-3120

309-694-1332

ebursott@rccllc.com

Phone Fax Email

Signature

7. REPRESENTATIVE OF APPLICANT –engineer, architect, attorney or other, if applicable

SAME

Name Company

Address, City, State, ZIP+4

Phone Fax Email

Applicant's Interest in Property:

- Contractor
- Contract Purchaser
- Other Represent Owner

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- Owner
- Applicant
- Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS:

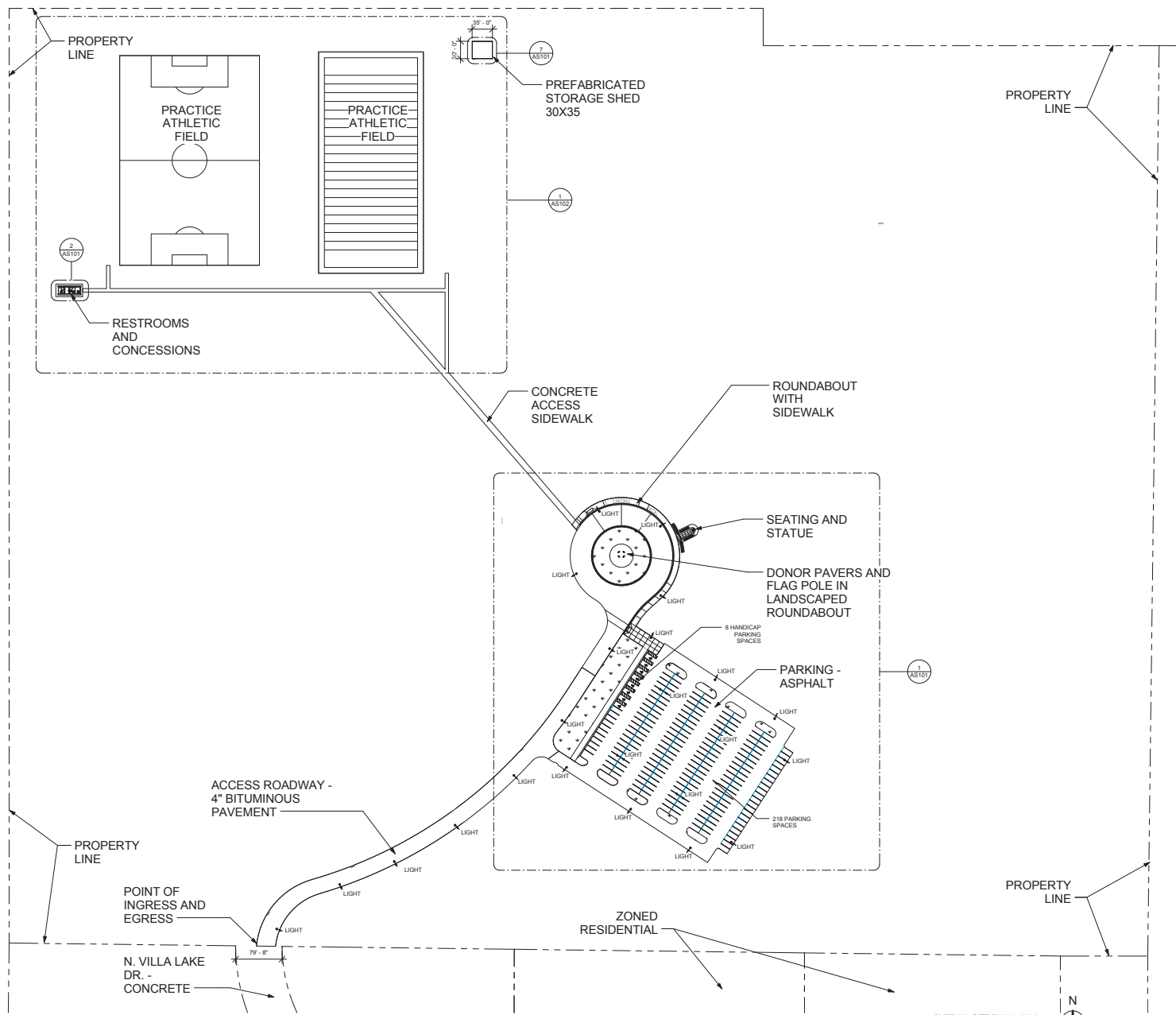
- Completed Application – Illegible or Incomplete applications will not be accepted.
- Filing Fee:

Map Amendment (Rezoning)	\$750 plus \$100/acre (max. \$7,500)*
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$750
Special Use, Official Development Plans, Special Signs	\$750 plus \$100/acre (max. \$7,500)*
Residential Cluster Development	\$750 plus \$100/acre (max. \$7,500)*
Subdivision Plat	\$750 plus \$100/acre (max. \$7,500)*
Survey Plat	\$125

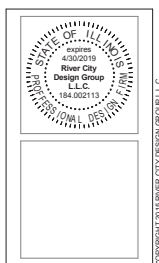
* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee
 EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095

- All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

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① OVERALL SITE PLAN - 2018
1" = 80'-0"



No.	Description	Date
1	PLANNING AND ZONING COMMISSION APPLICATION	03.01.18

PIND DEVELOPMENT
PEORIA NOTRE DAME HIGH SCHOOL
Peoria Illinois

RIVER CITY DESIGN GROUP
101 HOFFER LN
EAST PEORIA, IL 61611
P.309.694.3120
F.309.361.1332

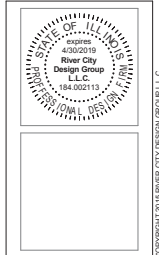
SITE PLAN

PROJECT NO.	0002
DATE	03.01.18
DESIGN	GAD
DRAWN	GAD
CHECKED	EB
APPROVED	EB

AS100

COPYRIGHT 2018 RIVER CITY DESIGN GROUP, L.L.C.

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No.	Description	Date
1	PLANNING AND ZONING COMMISSION APPLICATION	03.01.18

PND DEVELOPMENT

PEORIA NOTRE DAME HIGH SCHOOL
Peoria Illinois

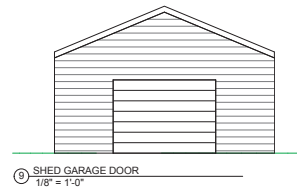
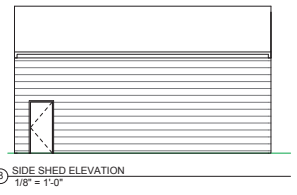
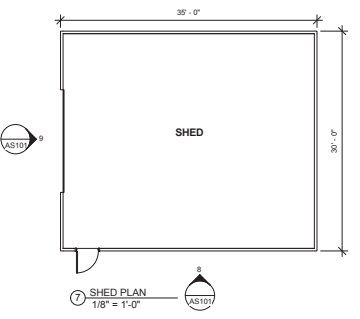
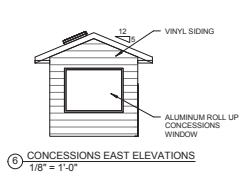
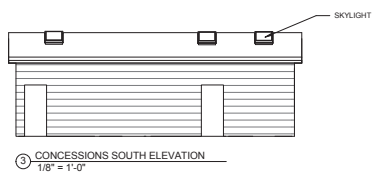
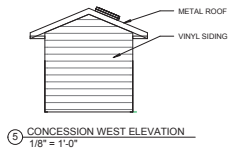
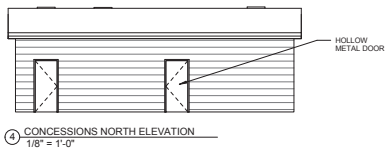
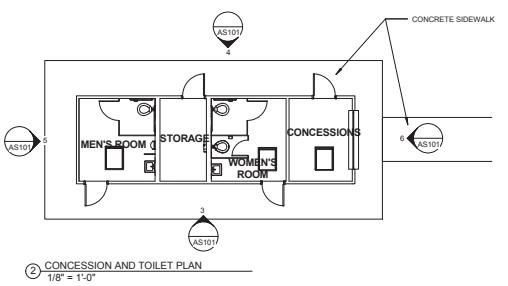
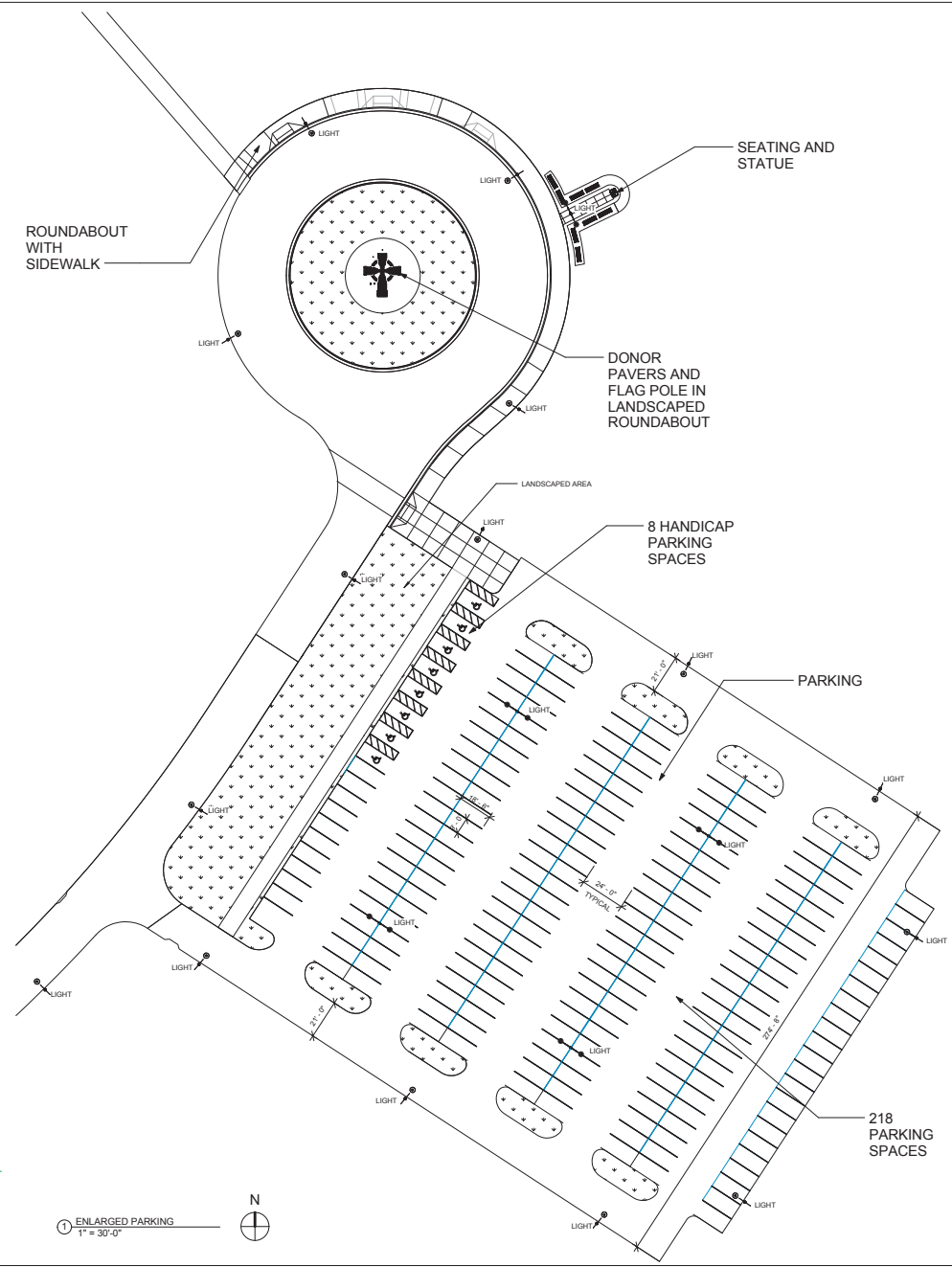
RIVER CITY DESIGN GROUP
101 HOFFER LN
EAST PEORIA, IL 61611
P.309.694.3120
F.309.361.1332

SITE PLAN 2018 - ENLARGED PARKING

PROJECT NO.	0002
DATE	03.01.18
DESIGN	GAD
DRAWN	GAD
CHECKED	EB
APPROVED	EB

AS101

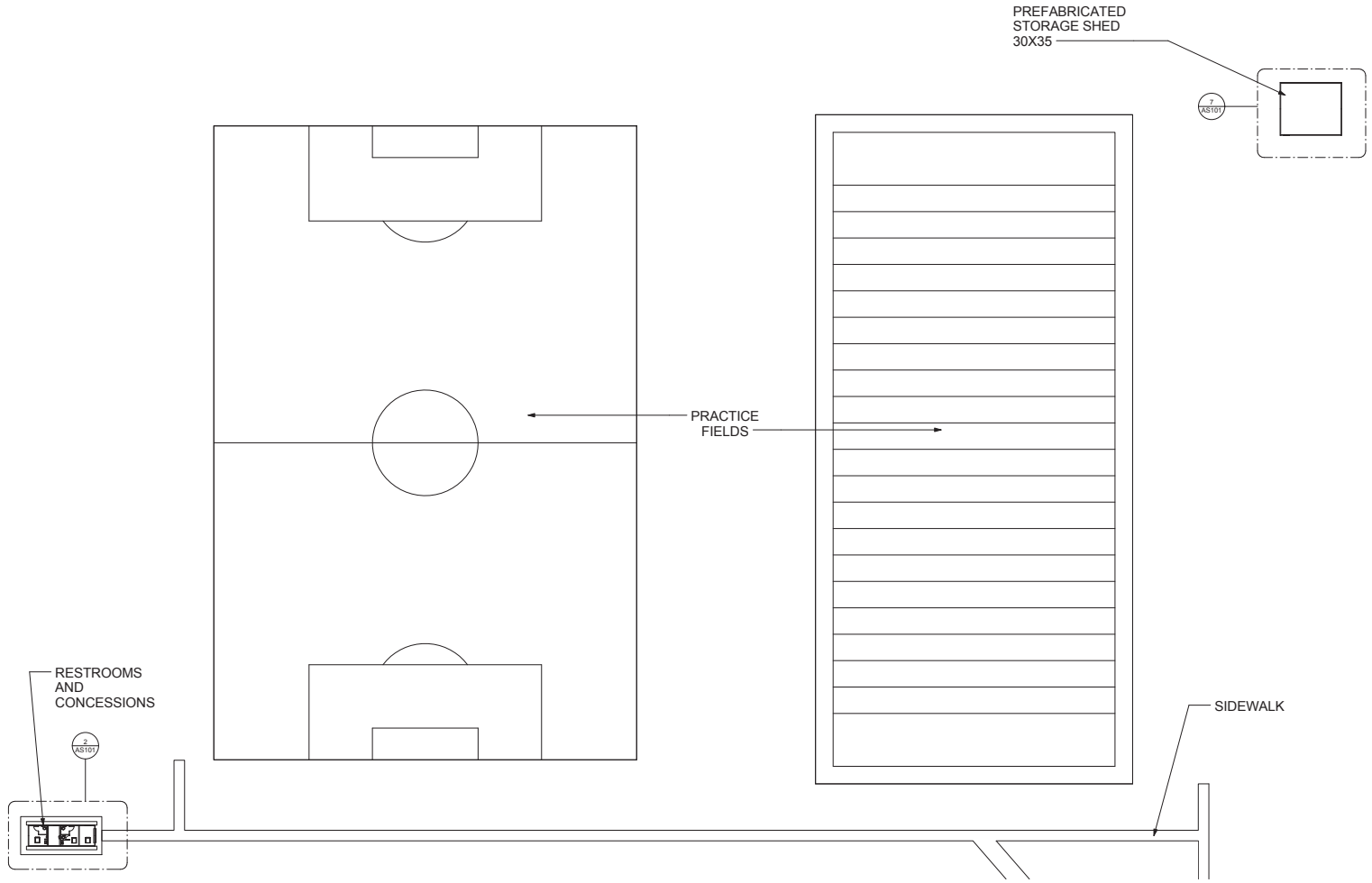
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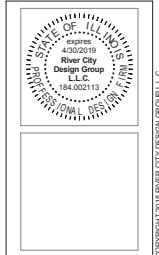
1. ENLARGED PARKING 1\"/>



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1 ENLARGED PRACTICE FIELDS
1" = 30'-0"



No.	Description	Date

PIND DEVELOPMENT
PEORIA NOTRE DAME HIGH SCHOOL
 Peoria Illinois

RIVER CITY DESIGN GROUP
 101 HOFFER LN
 EAST PEORIA, IL 61611
 P.309.694.3120
 F.309.361.1332

ENLARGED PRACTICE FIELDS

PROJECT NO.	0002
DATE	03.01.18
DESIGN	GAD
DRAWN	GAD
CHECKED	EB
APPROVED	EB

AS102

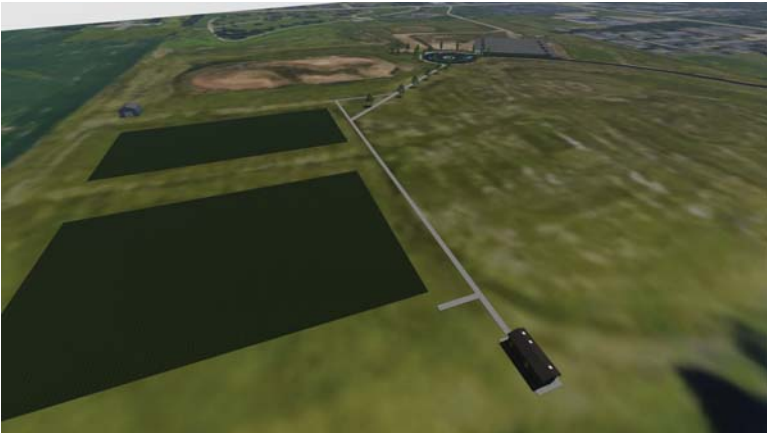
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AERIAL VIEW



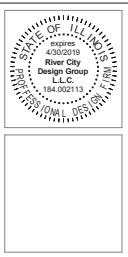
VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST



NIGHTTIME SHOT



No.	Description	Date

PIND DEVELOPMENT

PEORIA NOTRE DAME HIGH SCHOOL
Peoria Illinois

RIVER CITY DESIGN GROUP
101 HOFFER LN
EAST PEORIA, IL 61611
P.309.694.3120
F.309.361.1332

RENDERINGS

PROJECT NO.	0002
DATE	03.01.18
DESIGN	GAD
DRAWN	GAD
CHECKED	EB
APPROVED	EB

AS103

Project Narrative

The development will consist of a paved roadway extending from Villa Lake Drive to the North to allow access to the site, move traffic to a paved parking lot, and allow access to the existing practice fields. Street lighting and parking lot lighting is proposed along the paved roadway. A modular restroom is proposed and will be tied into the existing infrastructure on site. The construction of a storage garage is also proposed to house mowers and practice athletic equipment. Storm water from pavement surfaces will be routed into the existing infrastructure that is currently in place. No new seeding/landscaping is planned at this time. No signage is planned at this time. There are no planned topographical grading changes or disruption to the existing grass area.

Estimated Traffic Generation

Traffic thru Villa Lake Drive will be limited to club team's practices. Traffic would consist of between 20 to 45 vehicles per practice. Generally, there would be one practice per day while the sport is in season.

Roadway/Parking Lot Construction

The roadway North of Villa Lake Drive will consist of 10" of aggregate base and 4" of bituminous pavement. Concrete curb & gutter will line both sides of the roadway. No sidewalks are included at this time as we view this roadway as a private lane.

The parking lot will consist of 8" of aggregate base, 3" of asphalt, and concrete curb & gutter islands within the parking lot.

This document is supplement to the Planning and Zoning Commission Application

The following list addresses the SITE PLAN REQUIREMENTS on the last page of the application.

1. All proposed and existing structures. [See site plan](#)
2. Points of ingress and egress for the proposed development. [Shown on Site Plan](#)
3. Parking plan (indicate number of spaces, aisle and typical space dimensions). [Shown on Site Plan](#)
4. Sign plan for all activity. [No signage proposed](#)
5. Landscaping, screening and buffering elements. [No screening and buffering utilized.](#)
6. Exterior lighting plan illustrating the location of all illuminating fixtures. [See attached site plan.](#)
7. Special design treatment. [See site plan. Proposed landscaped donor paver area at roundabout, raised statue with benching forming a seating area.](#)
8. Boundary Lines/Property Lines. [See site plan](#)
9. Easement locations and purposes. [TBD](#)
10. Adjacent Streets – Indicate street width, pavement types, sidewalks/bike paths, street name, culverts and curbs. [See site plan](#)
11. Open Space. [See site plan](#)
12. North Arrow, Development Name, Map Scale, Date of Preparation. [See site plan](#)
13. Legal Description. [See attached narrative.](#)
14. Land Use of all adjacent parcels. [See site plan](#)
15. Any other information. [See site plan](#)

ORDINANCE NO. 16,810

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A PRIVATE SCHOOL AND RECREATIONAL FACILITIES FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NUMBERS 14-07-100-012, 14-07-100-013, 14-07-100-024, 14-07-100-025, 14-07-100-028, AND 14-07-100-029 WITH A TEMPORARY ADDRESS OF 7600 N. VILLA LAKE DRIVE, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to grant a Special Use for a Private School and Recreational Facilities under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on March 1, 2012, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That a Special Use for a private school and recreational facilities is hereby granted for the following described property:

PART OF THE NORTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1292.93 FEET TO A PIPE; THENCE SOUTH 00 DEGREES 01 MINUTE 51 SECONDS WEST A DISTANCE OF 75.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 38 MINUTES 27 SECONDS EAST PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 634.57 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREE 00 MINUTE 13 SECONDS EAST A DISTANCE OF 1564.22 FEET TO A PIPE THAT IS 990.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST PARALLEL WITH AND 990.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1929.12 FEET TO A PIPE ON THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREE 03 MINUTES 17 SECONDS EAST ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1639.31 FEET TO THE POINT OF BEGINNING, CONTAINING 71.472 ACRES MORE OR LESS.

PIN: 14-07-100-012, 14-07-100-013, 14-07-100-024, 14-07-100-025, 14-07-100-028, and 14-07-100-029

ORDINANCE NO. 16,810

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and with the following conditions:

- 1) Any lighting of the fields must be directed away from residential properties and cannot exceed three foot candles as measured at the property line.
- 2) Construction of the school building cannot begin until public access to Pioneer Parkway is established.
- 3) An alternate access for construction traffic shall be provided to reduce the impact on Villa Lake Drive.
- 4) Any proposed signage will require a separate application and review process.
- 5) A landscape plan must be submitted for administrative review to ensure compliance with the Zoning Ordinance.
- 6) A photometric lighting plan of the parking lot must be submitted for administrative review prior to issuance of a Zoning Certificate to ensure that lighting does not exceed three foot candles as measured at the property line.
- 7) The extension of Villa Lake Drive will require future dedication of the right-of-way to the City of Peoria prior to the construction of the school building. Design and construction of the roadway extension per City requirements including sidewalks on both sides of the public street.
- 8) Construction of Phase 2 to be extended from 2 years to 5 years from the date of approval of the Special Use. Any changes to Phase 2 must be reviewed by Site Plan Review Board and may be approved as long as the changes are substantially in conformance with the approved site plan and no waivers are requested.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

27TH DAY OF MARCH, 2012.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



MASTER PLAN
PEORIA NOTRE DAME MASTER PLAN

01 24 2012

RIVER CITY
DESIGN GROUP

(M)

VILLA LAKE DRIVE
34' CONCRETE ROADWAY
PHASE I DEVELOPMENT
INGRESS/EGRESS

(K)

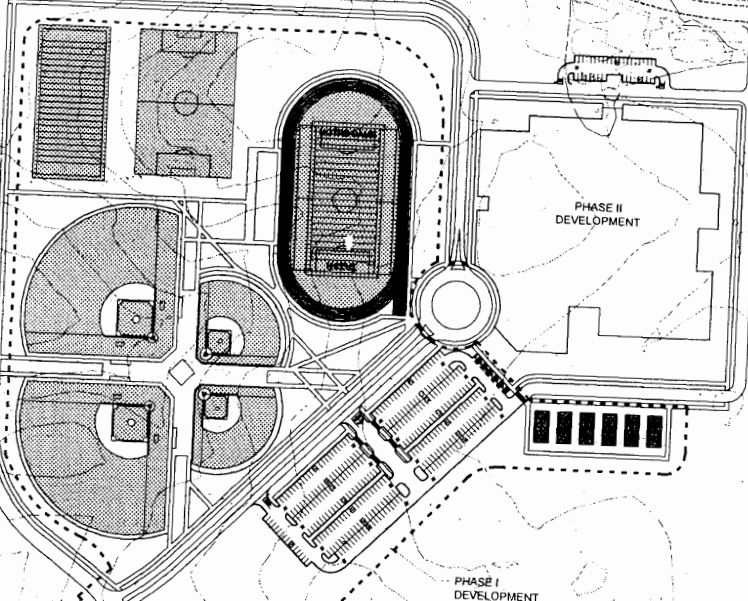
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(O)

(P)

(S)



SITE DATA

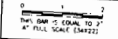
Total Site Area 71.47 AC
 Land Use Classification R-3 Residential
 Local Jurisdiction City of Peoria
 Zone C
 Flood Zone Classification Form Planel. 0015 B
 FIRM Map No. 170536

R1 - City of Peoria Residential - High Density Residential
 R2 - City of Peoria - Residential
 C2 - City of Peoria - General Commercial
 A2 - Peoria County - Agricultural

PARKING DATA

	Ph. I	Ph. II	Total
Regular Spaces =	347	34	381
ADA Spaces =	6	2	8
Parking Stall Width = 10.0			
Parking Stall Depth = 20.0			
Two-Way Aisle Width = 20.0			

REVISIONS		
NUMBER	BY	DATE



THE S.M. & CO., INC. 10' 2" 4" FULL SCALE (MAY22)

CMT
 CONSULTING ENGINEERS & ARCHITECTS
 1000 N. UNIVERSITY AVENUE
 SUITE 100
 PEORIA, ILLINOIS 61604
 PHONE: 309.673.1111
 FAX: 309.673.1112
 WWW.CMT-ILL.COM

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: _____
 JOB NO. _____
 SHEET _____ OF _____

ORDINANCE NO. 16-810

ATTACHMENT A
2 OF 2



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: Multiple Parcels

Building Job ID: Project # 18-29

Project Description: P & Z Commission – Special Use, Notre Dame Practice Fields

Project Status: ACTIVE

Department: Public Works

Comment Date: March 7, 2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

1. Provide 1 accessible parking space per 25 patron/employee spaces. For 218 parking spaces, 9 accessible spaces are required.
2. A pedestrian accessible route (PAR) shall be provided between the public ROW and the site.
3. If any portion of this site is intended to be an extension of N Villa Lake Dr, it should be shown as right-of-way or future right-of-way.
4. The east property line appears to not match the property lines shown on the Peoria County GIS website. Verify that this line is correct.
5. Show the proposed construction access. Construction access shall NOT be from N Villa Lake Dr.
6. Why is the parking lot so large if the trip generation shows that only 20-45 vehicles per practice are anticipated?

Advisory Comments:

7. Design review will require verification that the existing stormwater detention system is sufficient for the proposed improvements.
8. The following Public Works permit will be required. Contractors must be licensed and bonded with the City of Peoria:
 - a. Erosion, Sediment and Storm Water Control Permit
9. An NPDES construction permit from the Illinois EPA may be required for this project.
10. The City of Peoria's Stormwater Utility (SWU) goes into effect June 1, 2018. All property owners in the City of Peoria will receive a SWU bill based on the amount of impervious surface on the property. This includes surfaces such as rooftops, sidewalks, and concrete, asphalt or gravel pavement. You may be able to reduce your SWU bill by reducing the stormwater runoff from your property. Below is a brochure providing some information about the SWU. Additional information can be found at www.onewaterpeoria.com. More information will be added over the coming months.
11. This property is located adjacent to a Flood Hazard Area. Prior to future development of the subdivided land, the floodplain ordinance needs to be followed. By ordinance section 12-8 (2), the applicant shall be responsible for calculating the base flood elevations.

FUNDING PEORIA'S SUSTAINABLE FUTURE

STORMWATER UTILITY OVERVIEW

A stormwater utility is:



an enterprise fund created to finance wet weather management.



only applicable to wet weather needs.



like a water or electric utility, based on usage (in this case, of the stormwater system).



common – other Illinois cities, like Morton, Bloomington, Champaign and others, also have a stormwater utility.



important for our community to fix and maintain critical infrastructure that could impact public safety.

FAIR & EQUITABLE SOLUTION

A stormwater utility is fair and equitable because:



The fee is based on the amount of stormwater runoff a property contributes to the system.



Property owners may lower their fees by reducing runoff.



Every property, from businesses to schools, churches to homes, participates. All properties contribute runoff, so all properties help fund a responsible solution.



BENEFITS FOR PEORIA

HEALTHIER WATERWAYS & WILDLIFE

Helps Peoria slow, cleanse and recharge groundwater, benefitting people, animals and water sources.

MAINTAIN OUR SYSTEM

Helps Peoria maintain over 150 miles of underground pipes and inlets.

LESS FLOODING

More street sweeping, preventing flooding from pollution-clogged inlets.

EMPLOYMENT OPPORTUNITIES

Will create jobs in construction, design and maintenance.

COMPLETE STREETS

Adding green infrastructure to roads will allow for better water infiltration and can provide a buffer between cars and bike/pedestrian traffic.

FREED UP GENERAL FUND

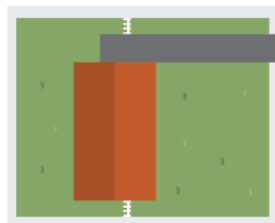
One less competing funding priority lets our city focus on other essentials, such as street repair, fire and police.

HOW THE STORMWATER UTILITY IS CALCULATED

Impervious surface areas, like rooftops, sidewalks, walkways, patio areas, driveways, parking lots and sheds, prevent stormwater from soaking into the ground. Instead, the water flows over the ground as stormwater runoff, which can be very damaging.

The stormwater utility fee is based on the amount of impervious surface area on a property. Each billing unit will be set per 1,000 square feet of impervious area.

Homeowners will also be able to apply for credit and incentives to lessen their bills. Public Works will share details about credits and incentives soon.



$$\begin{aligned} & \text{[Brown Box]} + \text{[Grey Box]} = 2,600 \text{ SF Impervious} \\ & = 2.6 \text{ Billing Units} \times \$3 \text{ per Billing Unit} \\ & = \$7.80 \text{ per Month (Average Home)} \end{aligned}$$

WILL THIS PAY FOR THE COMBINED SEWER OVERFLOW (CSO) FIX?

The total CSO fix will cost Peoria \$200-250 million. That would be a BIG monthly bill. The stormwater utility will instead pay for a portion of the CSO solution, namely the maintenance of green infrastructure. Green infrastructure is not only good for the combined sewer area, it benefits our whole community. The rest of the CSO funding will likely come from sewer rate increases or tax increases.

To learn more please visit OneWaterPeoria.com.





DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: N Allen Rd

Building Job ID: 18-29

Project Description: Notre Dame practice fields

Project Status: ACTIVE

Department: Building Safety

Comment Date: 03-14-18

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No Comment



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: Multiple Parcels

Building Job ID: 18-29

Project Description: Notre Dame Practice Fields

Project Status: ACTIVE

Department: Fire

Comment Date: 03-07-2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No comment.

No guarantee is rendered as to the completeness of the plan review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provisions of any applicable codes.



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: Notre Dame Practice Fields

Building Job ID: 18-13

Project Description: New Construction

Project Status: ACTIVE

Department: Illinois American Water

Comment Date: 3/8/2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

The water main was never approved, and inspected by IAW when it was originally installed about 3 years ago. It is off and not in service.