



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: September 5, 2019
CASE NO: PZ 19-26

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Hoagland of M.K. Hoagland, LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Plant for the property located at 2601 W Altorfer Drive (Parcel Identification Nos. 14-06-300-013 and 14-06-300-017), Peoria IL (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a carpet cleaning business. The property includes five existing buildings as noted on the attached site plan:

- Building A is 22,974 sq. ft. in size serving as the principal building for offices and carpet cleaning operations.
- Buildings B and C are accessory buildings for storage of equipment.
- Buildings D and E are metal buildings to be demolished.

The site is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	The parking lot is currently striped with 26 parking spaces and 2 handicap accessible spaces	None	Handicap parking signs must be updated to current standards.
Mechanical & Utility Screening	None proposed	None	One A/C unit located on the east side of the building should be screened from view of the public right-of-way.
Landscaping	Existing trees include seven shade and three ornamental planted in the front yard.	None	None
Buffers & Screening	None	None	Garbage dumpsters, if visible from the public right-of-way, must be screened with a four-sided garbage enclosure.
Signs	None proposed	None	Signs will require a separate sign application and permit.
Exterior Lighting	No changes to existing lighting	None	None
Setbacks	No changes to existing building setbacks	None	None
Height	All buildings 21 feet	None	None
Access & Circulation	Two existing ingress/egress driveways from Altorfer Drive	None	None

BACKGROUND

Property Characteristics

The subject property contains 6 acres of land and is currently developed five commercial buildings. The property is zoned Class I-1 (Industrial/Business Park) District and surrounded by C-2 (Large Scale Commercial) zoning to the north, Class I-1 (Industrial/Business Park) to the south and east, and County-zone Industrial 1 Light to the west.

History

The property was developed in 1997 and used as a lumber yard business. The property is currently vacant.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	Not in the City
1990 - Present	I1 (Industrial/Business Park)

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.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
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	Update handicap parking signs and screen mechanical unit.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

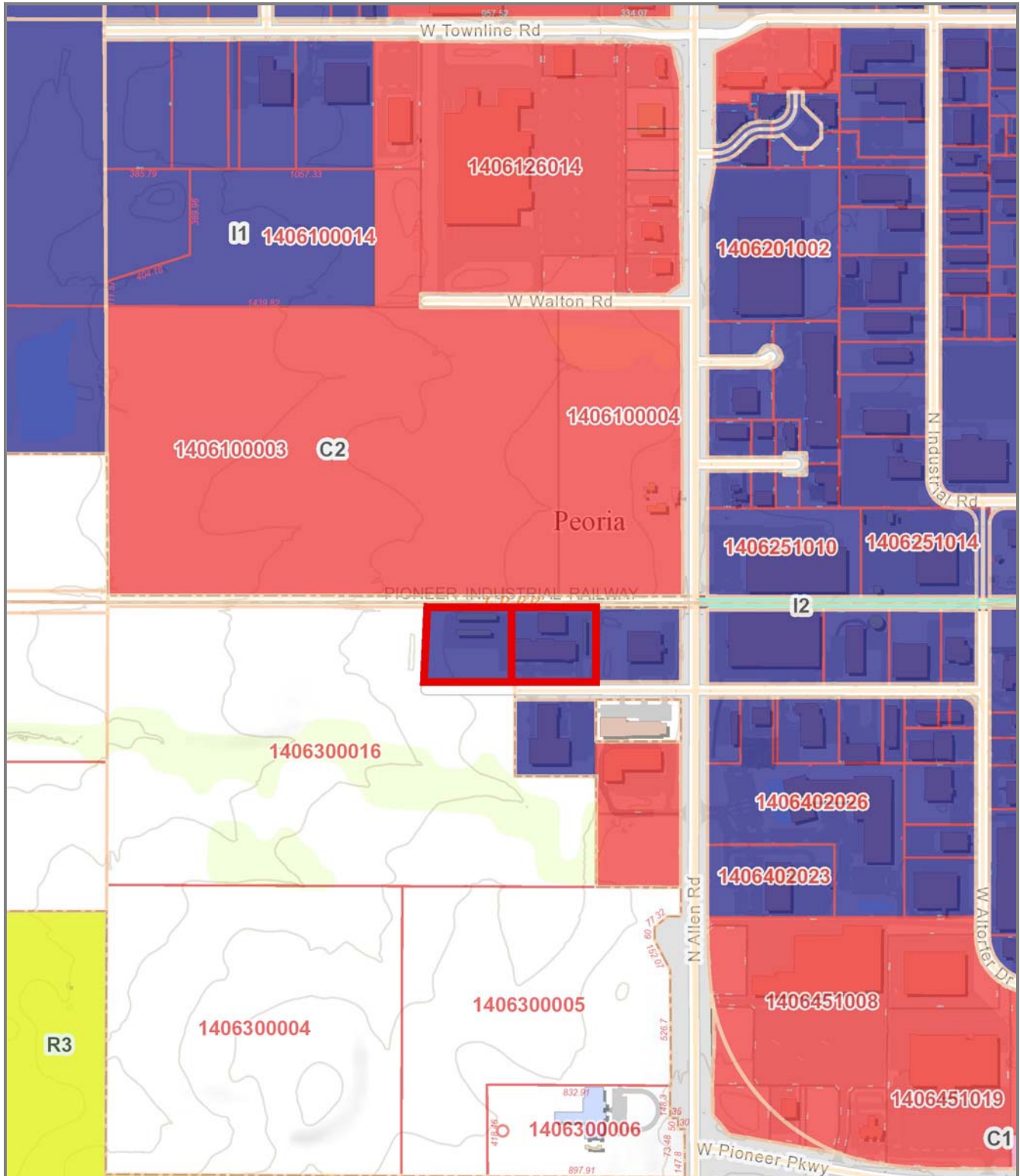
- 1) Update handicap parking signs to current standards.
- 2) Screen A/C units located on east side of principal building wall, from view of the public right-of-way.

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. Site Plan
4. Elevations and/or Renderings
5. Photos

2601 W Altorfer Dr



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 = 667 feet
 8/12/2019



2601 W Altorfer Dr



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 = 167 feet
 8/12/2019



STANLEY STEEMER®

CLEANING & RESTORATION

FIRE | WATER | MOLD | SMOKE & WIND RESTORATION
BOARD UPS | CONTENT PACK OUTS | IICRC CERTIFIED
24 HOUR EMERGENCY SERVICE



Complete Construction Services

REMODELING | FLOORING | DRYWALL
SIDING | PAINTING | ROOM ADDITIONS

Building A: 22,974 Sqft inside and it has a 1,708 sqft loading dock area that is open under the roof. This will house our carpet cleaning operations. We will have approximately 5900 sqft of office space. The office space will consist of a large meeting/training room, manager and customer service advisor offices. We will also have a contents/area rug cleaning room.

The office is where we will be answering our customer calls, scheduling jobs and running dispatch. Our crews meet every morning in the meeting room for about 15 minutes as a team and then leave in their vans to perform the work. They return when they completed their routes, clean their vans and re-stock for the next morning.

The warehouse space will be approximately 17,074 sqft. This is mainly used to house our carpet cleaning vans as they need to be inside a heated space during the winter. If they are left outside and freeze, it will cause major damage to the van mounted carpet cleaning equipment. We will have a drain and an area to wash the trucks off each night. As a cleaning company, we need to maintain a clean vehicles. We will also warehouse to store our cleaning supplies we need to re-stock our cleaning vans. We will house our water restoration equipment, tools and supplies that we use to dry water damaged homes. Equipment includes axial fans, dehumidifiers, air scrubbers. Floor scrubbers, dry ice blaster, dump truck, ladders, scrapers, hammers, drills etc.

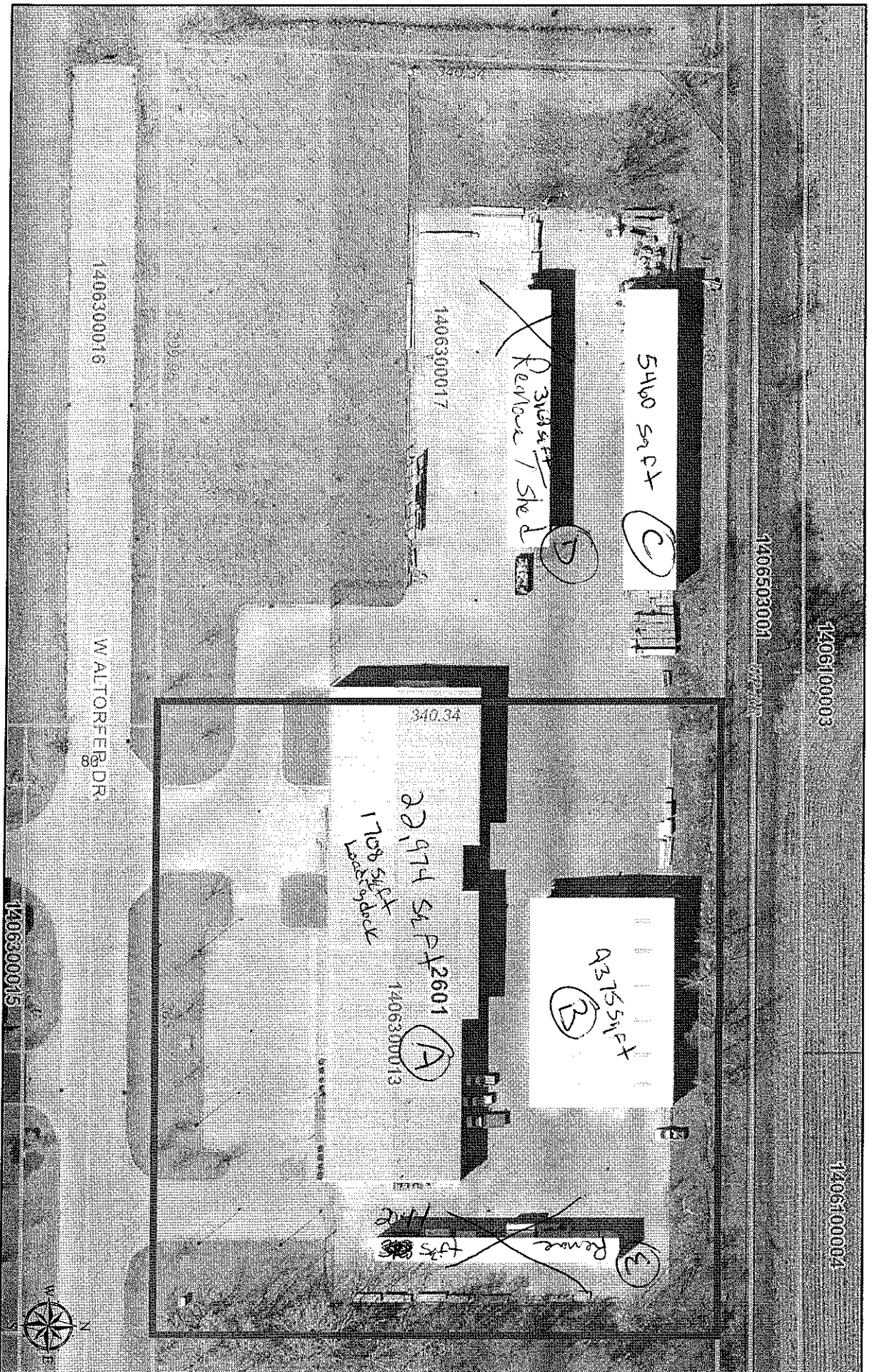
Building B: 9,375 sqft enclosed non-permanent pole barn style metal building. As of right now, we have no idea what we will be doing with this building.

Building C: 5460 sqft 3 sided shed metal building with 1 side completely open. We will likely use it to park our 5 dumpsters, snow plow and 3 trailers to help keep them partly covered.

Building D: 3168 sqft T-frame structure that was used by the old lumber yard that is open on all 4 sides. We will be tearing this down as we have no practical use for it in our business.

Building E: 2044 sqft 3 sided shed metal building with 1 side completely open. We will be tearing this down as we have no practical use for it. We may turn the space into additional employee parking

Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden of 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.

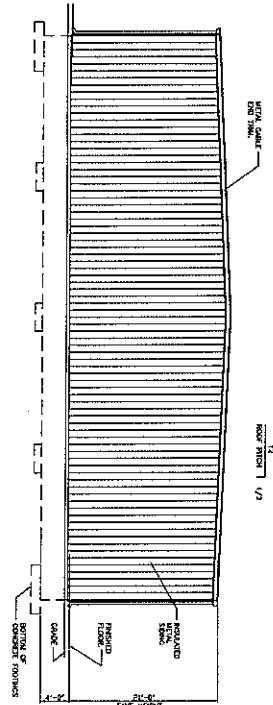
1 inch = 83 feet



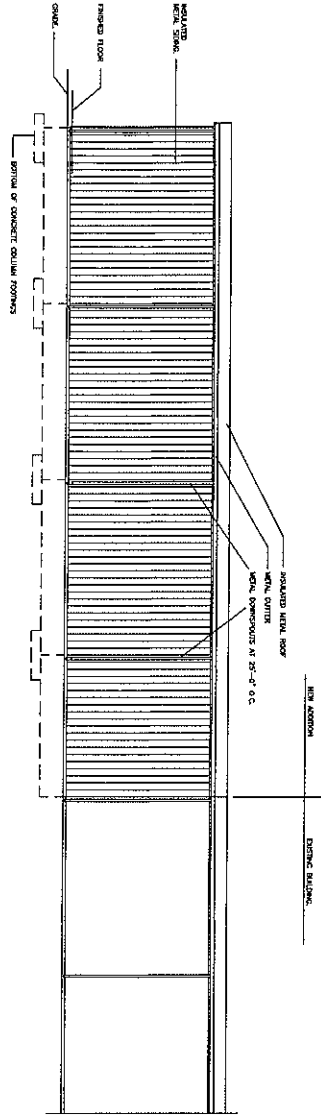
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc.



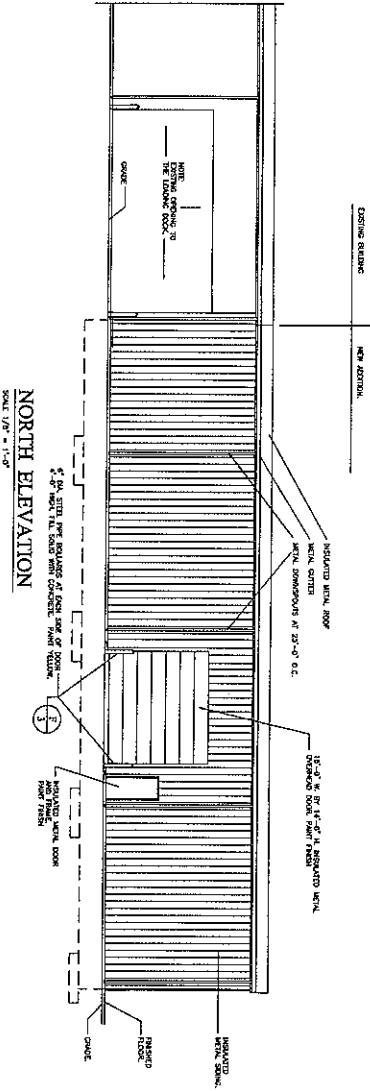
Elevations



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

11e-

DATE 01 16 02

HANDMAN LUMBER ADDITION
2601 W. ALTORFER
PEORIA, ILLINOIS 61615

DATE 2-7-2002
SCALE 1/8" = 1'-0"
DRAWN BY J.E.C.
CHECKED BY J.E.C.
DATE 2-7-2002
SCALE 1/8" = 1'-0"
FILL NO. 405-105

REVISIONS

J. REX SWITZER, AIA
LICENSED ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

242 E. Washington, Suite 64
BLOOMINGTON, ILLINOIS 61704
(309) 643-6437

