



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: April 5, 2018

CASE NO: PZ 18-15

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Gary Zumwalt of Zumwalt and Associates, Inc, for Mark Wagner of Crossing Development, LLC, to obtain a Special Use in a Class R-3 (Single-Family Residential) District which amends Resolution 13-300 for a 12-Unit Apartment Building for the property identified as Parcel Identification No. 13-15-476-020, with an address of 5605 W Timberedge Drive, Peoria IL (**Council District 4**)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend an existing resolution to construct a 12-Unit Apartment Building as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Density	12 Units. The applicant is proposing a 42% increase from the original 7 Unit approval in 2013.	65% increase in density over the 7.26 dwelling unit per acre requirement in the R3 Zoning District.	Staff has no objection to this request as the original approval in 1977 was for a 56 unit development and only 20 units have been developed to date.
Parking	See attached Site Plan. The applicant proposes to adhere to parking regulations.	N/A	None
Mechanical & Utility Screening	See attached Landscape Plan. The applicant proposes to adhere to screening regulations.	N/A	None
Landscaping	See attached Landscape Plan. The applicant proposes to adhere to landscape regulations.	N/A	None
Signs	No signs are proposed.	N/A	Any signs will be processed administratively through a separate building permit process.
Exterior Lighting	No photometric plan submitted.	N/A	A photometric plan shall be required through the building permit process to ensure compliance.
Setbacks, Yards, Build To	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

BACKGROUND

Property Characteristics

The subject property contains 1.018 acres of currently vacant land. The property is zoned Class R-3 Single-Family residential and surrounded by the following classifications:

North	R3 (Single-Family Residential) District	South	R3 (Single-Family Residential) District
East	R3 (Single-Family Residential) District	West	R3 (Single-Family Residential) District

History

Resolution 13-300 for a multi-family plan was approved on July 9th, 2013, which included 2 duplexes and a triplex. The subject property is part of the Charter Oak Village Planned Unit Development approved by City Council in 1977. The PUD identified the subject property as a 56 unit multi-family development, of which only 20 have been developed.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	R1 (Low-Density Residential)
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 noted District Standards and Conditions are met
No injury to other property or diminish property values	Yes	No injury or diminishment if noted District Standards and Conditions are met
No impediment to orderly development	Yes	No impediment if noted 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	No	Non-Compliant with density, but original development approval was larger than current conditions.
Comprehensive Plan Critical Success Factors	Grow employers and jobs	Factor met if noted Use Standards and Conditions are met
City Council Strategic Plan Goals	Attractive Neighborhoods with Character: Safe and Livable	Goal will be met if noted District Standards and Conditions are met

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

1. A compliant photometric plan shall be submitted through the building permit process for review and approval.
2. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
3. Any signs shall be approved through a separate building permit process.

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. Special Use Attachments
4. Previous Approvals
5. DRB Advisory Comments

Zoning Map



Aerial Photo



City of Peoria Development Center

419 Fulton St., Room 300
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

PLANNING AND ZONING COMMISSION
APPLICATION

Date Received: 3.1.2018 Initials: WS

Date Certified Complete: _____ Initials: _____

1. TYPE OF REQUEST (Check all that apply)

- 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) Planned Unit Development (PUD)
- h) Preliminary / Final Subdivision Plat
- i) Residential Cluster Development
- j) Multi-Family Plan
- k) Annexation

2. PROPERTY INFORMATION

- a) Address(es): 5605 W. TIMBEREDGE DRIVE
Attach additional sheets if necessary
- b) Tax ID Number(s): 13-15-476-020
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 1.018 ACRES d) Current Zoning District: R-3

3. SPECIAL USE, NONCONFORMING USE CHANGE AND PUD'S DEVELOPMENT INFORMATION

- a) Use: VACANT / APARTMENTS
Existing Use / *Proposed Use*
- b) Building Area (square feet): 4936 SQ. FT. c) Building Height (feet): 38 ft.
- d) Parking Spaces Provided: 2 / 27 Parking Required: — / —
Total Accessible Spaces / *Total Regular Spaces* / *Total Accessible Spaces* / *Total Regular Spaces*
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): —
WAIVER REQUESTED TO ALLOW BUILDING HEIGHT OF 38 Feet.

4. SUBDIVISION, MULTI-FAMILY PLAN AND OTHER PLAN DEVELOPMENT INFORMATION

- a) Type of Development: Single-Family Detached Single-Family Attached Multi-Family Other Development (Describe Below)
- b) Plat/Plan Name: WITHERSHIN POINTE APARTMENTS c) Number of Lots/Units: 12 UNITS d) Number of Duplex Lots: —
- e) Fire District: PEORIA f) School District: PEORIA PUBLIC SCHOOLS g) Type of Sewer Provided: PUBLIC
- h) Are Private Streets Proposed?: NO i) Is the Project Within City Limits?: YES
- j) If Not, Has Project Been Submitted to the County?: — k) Requested Waivers and Additional Information (Attach additional sheet as needed):

5. OWNER INFORMATION - REQUIRED

MARK WAGNER

CROSSING DEVELOPMENT LLC

Name

Company

8500 N. KNOXVILLE AVE. ; PEORIA, ILLINOIS

Address, City, State, ZIP+4

(309) 691-9900

WAGNER 1234 @ aol.com

Phone

Fax

Email

x

Signature of Owner

6. APPLICANT INFORMATION - if different from owner

SAME

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Signature

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

GARY ZUMWALT

ZUMWALT AND ASSOCIATES, INC.

Name

Company

1040 W. OLYMPIA DR. PEORIA, IL. 61615

Address, City, State, ZIP+4

(309) 692-5074

grz@zumwaltassociates.com

Phone

Fax

Email

Applicant's Interest in Property:

- Contractor
- Contract Purchaser
- Other

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)	\$625 plus \$100/acre (max. \$7,500)*
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$500
Special Use, Official Development Plans, Special Signs	\$750 plus \$100/acre (max. \$7,500)*
Nonconforming Use Change	\$500
Planned Unit Development	\$625 plus \$100/acre (max. \$7,500)*
Residential Cluster Development	\$625 plus \$100/acre (max. \$7,500)*
Multi-Family Plan	\$1,500
Minor Subdivision with No Waivers	\$1,500
Minor Subdivision with Waivers	\$2,000
Major Subdivision with No Waivers	\$1,500, plus \$50 per lot/unit
Major Subdivision with Waivers	\$2,000, plus \$50 per lot/unit
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.

LEGAL DESCRIPTION

A PART OF LOT 47 IN CHARTER OAK VILLAGE SECTION 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN T.8N., R.7E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 47; THENCE N86°40'00"W, ALONG THE SOUTHERLY LINE OF SAID LOT 47, A DISTANCE OF 399.58 FEET TO THE SOUTHWEST CORNER OF WITHERSHIN POINTE CONDOMINIUM, BEING A PART OF SAID LOT 47, OF CHARTER OAK VILLAGE SECTION 5, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N1°40'00"W, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 73.40 FEET; THENCE N47°35'00"E, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 78.45 FEET; THENCE N27°25'00"W, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 173.00 FEET; THENCE S62°30'00"W, A DISTANCE OF 73.91 FEET; THENCE N90°00'00"W, A DISTANCE OF 92.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 47; THENCE S03°00'00"E, ALONG THE WESTERLY LINE OF SAID LOT 47, A DISTANCE OF 72.26 FEET; THENCE S21°02'26"E, ALONG THE WESTERLY LINE OF SAID LOT 47, A DISTANCE OF 178.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47; THENCE S86°40'00"E, ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 118.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.018 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

RACHLER DRIVE
(56' ROW)

48A
ZONING - R-3

ZONING - R-3

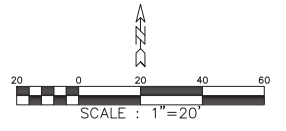
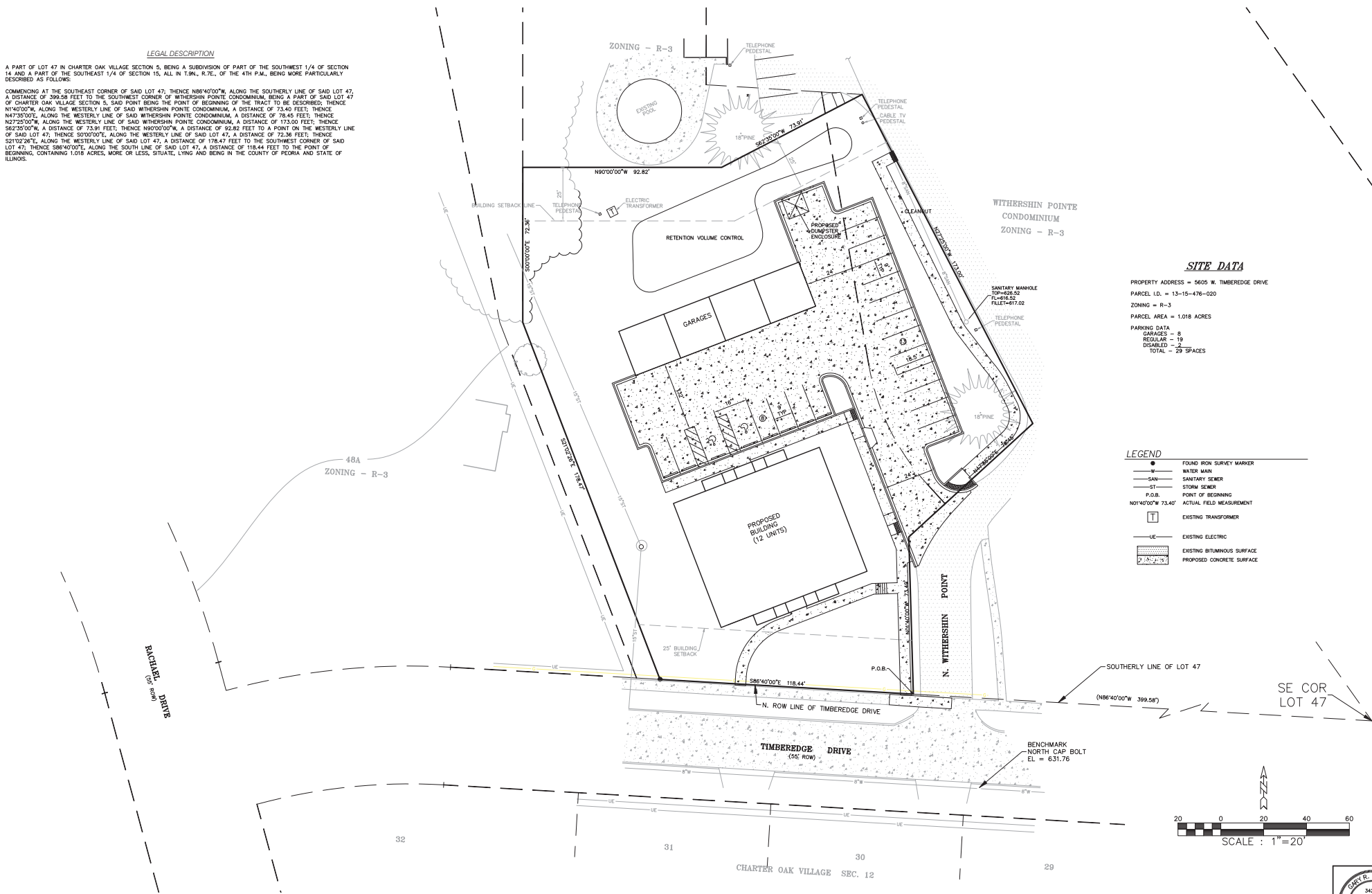
WITHERSHIN POINTE
CONDOMINIUM
ZONING - R-3

SITE DATA

PROPERTY ADDRESS = 5605 W. TIMBEREDGE DRIVE
 PARCEL I.D. = 13-15-476-020
 ZONING = R-3
 PARCEL AREA = 1.018 ACRES
 PARKING DATA
 GARAGES - 8
 REGULAR - 19
 DISABLED - 2
 TOTAL = 29 SPACES

LEGEND

- FOUND IRON SURVEY MARKER
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- P.O.B. POINT OF BEGINNING
- N01°40'00"W 73.40' ACTUAL FIELD MEASUREMENT
- ⓧ EXISTING TRANSFORMER
- UE — EXISTING ELECTRIC
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ PROPOSED CONCRETE SURFACE



PROJECT MANAGER: CME	REVISIONS:
APPROVED BY: GRZ	
DATE: FEBRUARY 27, 2018	
DWG: 20030-SITE PLAN-001	
SURVEY BY: MAF	

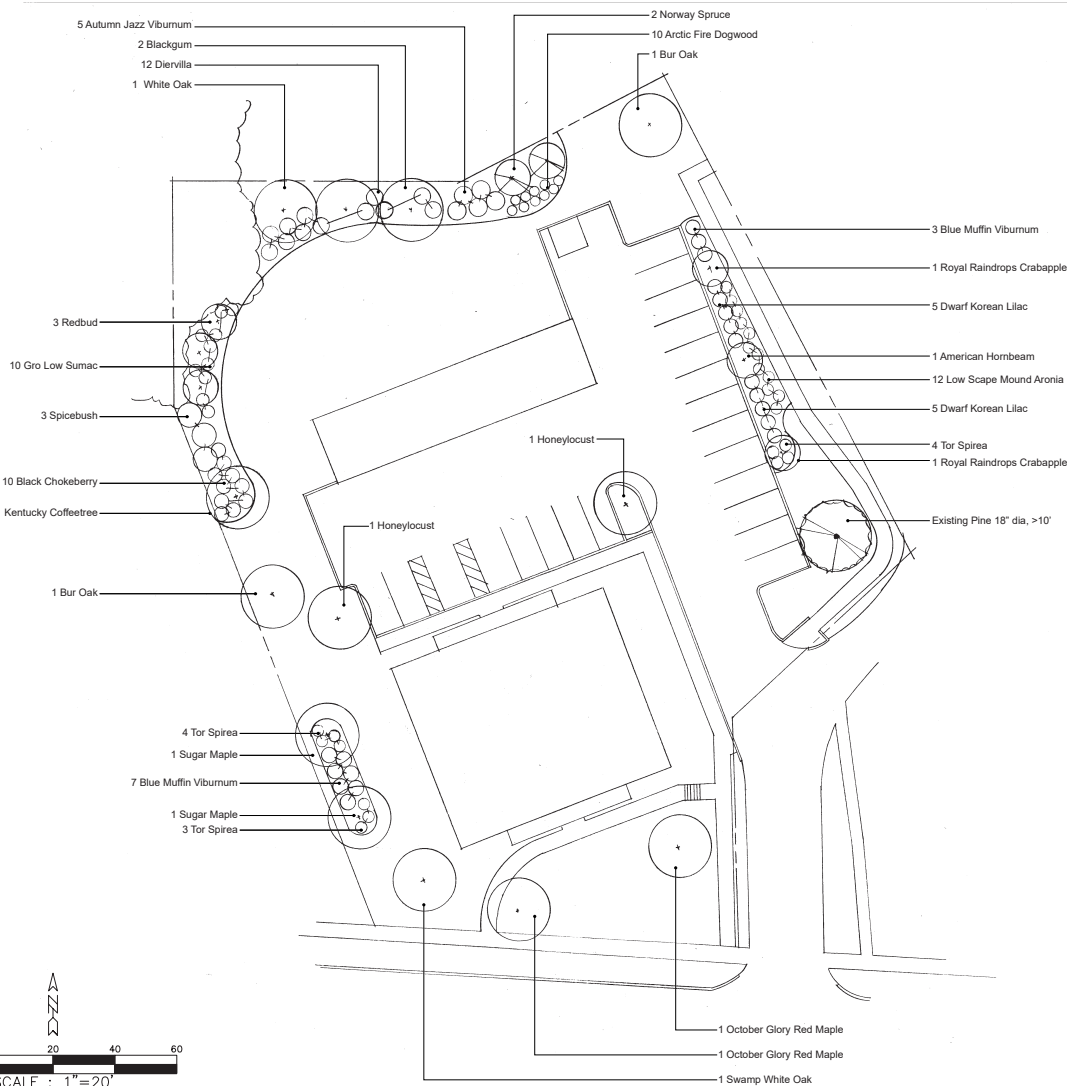
ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 895-5074
 DESIGN FIRM REGISTRATION NO. 164-003169

WITHERSHIN POINTE APARTMENTS
 PEORIA, ILLINOIS

SITE PLAN

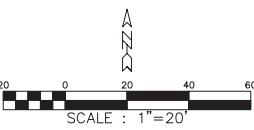
SHT. NO.
1 of 1
 JOB NO. 20,030





FRONT YARD	length	118'
	points required	59 (all trees)
POINTS PROVIDED:	3 shade trees (20)	60
PARKING LOT	# spaces	29
	points required	29 (shade trees)
POINTS PROVIDED:	2 shade trees (20)	40
WEST TBY	length	220'
	points required	220 (110 pts trees, 110 pts shrubs)
POINTS PROVIDED:	TREES	125
	4 shade trees (20)	80
	3 intermediate trees (15)	45
	SHRUBS 37 (3)	111
	TOTAL	236
NORTH TBY	length	167'
	points required	167 (84 pts trees, 84 pts shrubs)
POINTS PROVIDED:	TREES	105
	3 shade trees (20)	60
	3 evergreen (15)	45
	SHRUBS 28 (3)	84
	TOTAL	189
EAST TBY	length	173'
	points required	173 (87 pts trees, 87 pts shrubs)
POINTS PROVIDED:	TREES	90
	ex evergreen >10' 15x10	25
	1 shade tree (20)	20
	3 intermediate trees (15)	45
	SHRUBS 29 (3)	87
	TOTAL	177

PLANT SCHEDULE		
2.5" SHADE TREES		
Acer rubrum 'PN 0268'	October Glory Red Maple	2
Acer saccharum	Sugar Maple	2
Gleditsia triacanthos var. inermis	Honeylocust	2
Gymnocladus dioica	Kentucky Coffeetree	1
Nyssa sylvatica	Black Gum	2
Quercus alba	White Oak	1
Quercus bicolor	Swamp White Oak	1
Quercus macrocarpa	Bur Oak	2
6" EVERGREEN TREES		
Picea abies	Norway Spruce	2
1.5" INTERMEDIATE TREES		
Carpinus betulus	American Hornbeam	1
Cornus canadensis	Eastern Redbud	3
Milvus 'JFS-KWS'	Royal Raindrops Crabapple	2
24" SHRUBS		
Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Aronia	12
Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	10
Cornus sericea 'Farrow'	Arctic Fire Dogwood	10
Diervilla rivularis 'SMANDRSP'	Krokiak Black Bush Honeysuckle	12
Lindera benzoin	Spicebush	3
Rhus aromatica 'Gro-low'	Gro Low Sumac	10
Spiraea betulifolia 'Tor'	Tor Spirea	11
Spiraea meyeri 'Palibin'	Dwarf Korean Lilac	10
Viburnum dentatum 'Christom'	Blue Muffin Viburnum	10
Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	5

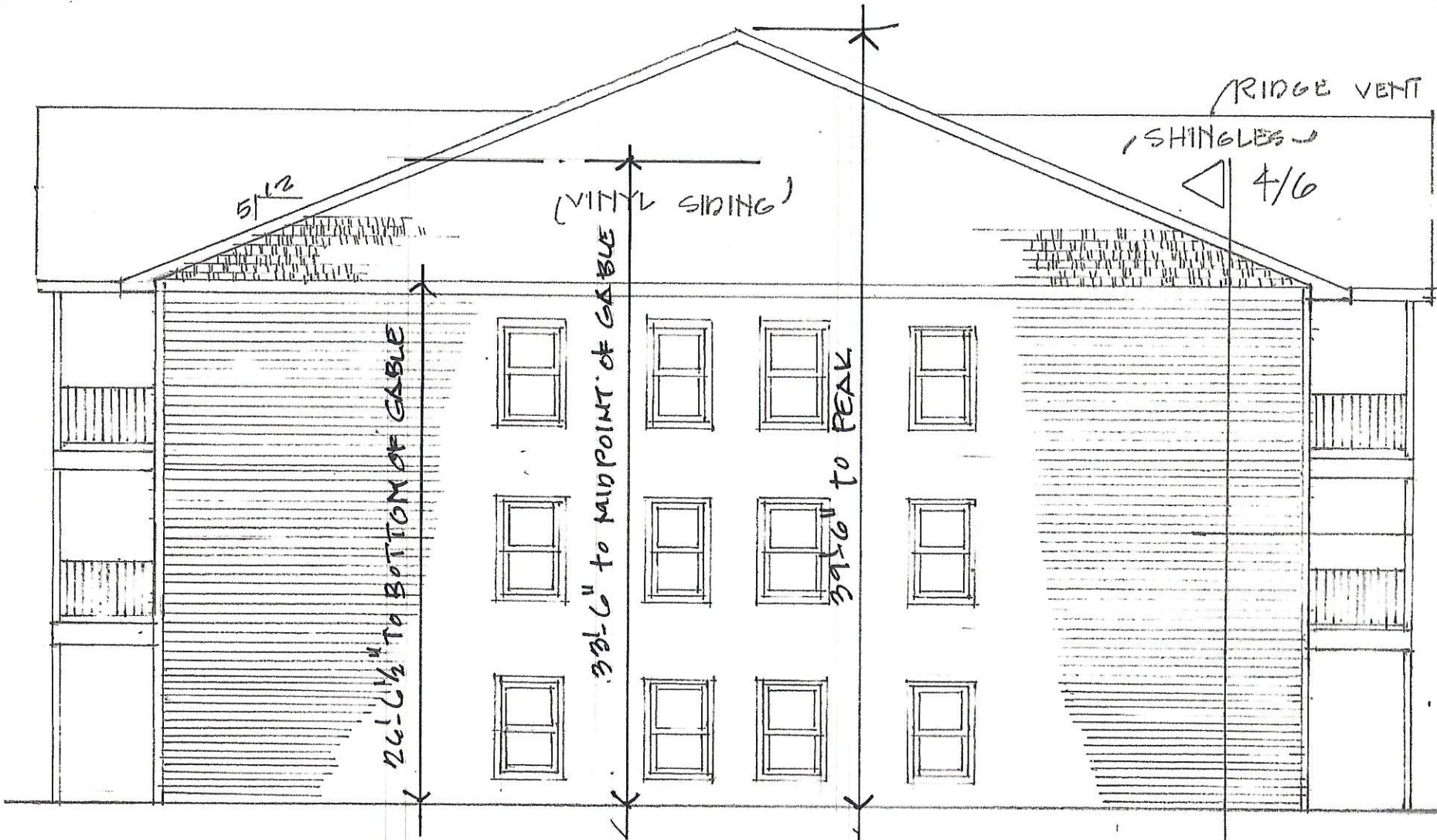




REAR ELEVATION



FRONT ELEVATION



5/12

SHINGLES

4/6

(VINYL SIDING)

26'-6 1/2" TO BOTTOM OF GABLE

33'-6" TO MIDPOINT OF GABLE

39'-6" TO PEAK

NORTH ELEVATION SOUTH SIMILAR

1/8" = 1'-0"

Zumwalt & Associates, Inc.

PROFESSIONAL ENGINEERS • CONSULTANTS
REGISTERED LAND SURVEYORS

1040 W. Olympia Drive • Peoria, IL 61615-2097

Phone (309) 692-5074 • FAX (309) 692-6469

Principal:

Gary R. Zumwalt, P.E., L.S.

March 1, 2018

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RESOLUTION NO. 13-300
CITY OF PEORIA

Peoria, Illinois July 9, 2013

A RESOLUTION APPROVING THE TIMBEREDGE DRIVE APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT GENERALLY LOCATED WEST OF ORANGE PRAIRIE ROAD, NORTH OF CHARTER OAK ROAD, EAST OF KOERNER ROAD, AND SOUTH OF PARCEL IDENTIFICATION NO. 13-15-402-004. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-15-476-016 AND 13-15-476-017, PEORIA, IL

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one-half extra-territorial jurisdiction; and

WHEREAS, the City Planning Commission reviewed this request on June 19, 2013.

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

Section 1. That the Multi-Family Plan for Timberedge Drive Apartments, (Attachments A), a multi-family residential development, specifically described as attached (Attachment B), is hereby approved subject to the following conditions:

- 1) A Plat of Survey must be approved and recorded to complete the sale of land to the adjacent property.
- 2) A landscape plan for the front yard and parking lot areas must be submitted prior to issuance of a Zoning Certificate.
- 3) All ground and rooftop mechanical equipment must be fully screened from public streets. This includes electrical transformers and generators.
- 4) An ADA accessible sidewalk is required connecting from the public sidewalk to the development.
- 5) Relocate handicap parking space closer to proposed dwelling units.


PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 9th DAY OF July 2013.

APPROVED



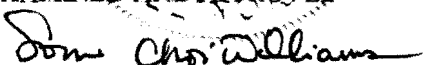
Mayor

ATTEST:



City Clerk

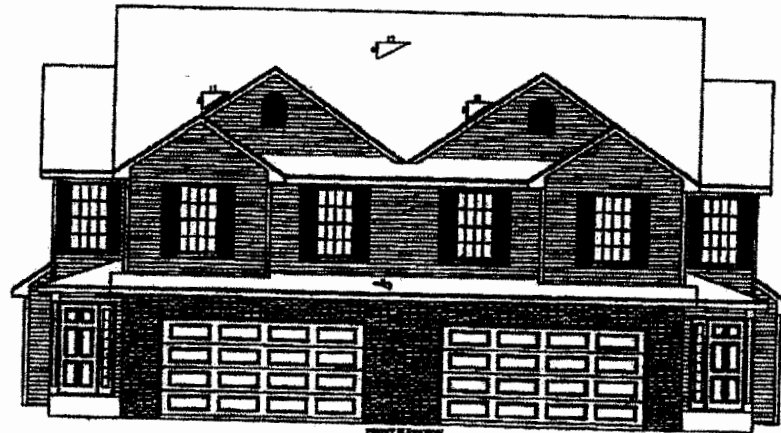
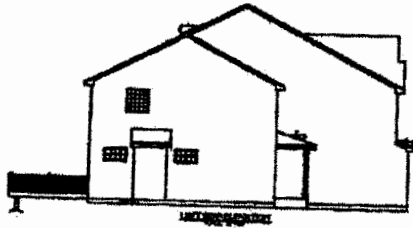
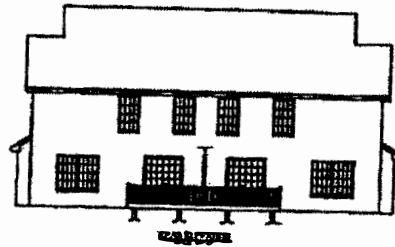
EXAMINED AND APPROVED



Corporation Counsel

ACTUAL WORK CANNOT BE DETERMINED.
ANY WORK DONE ON THESE PLANS
ARE ONLY CONTRACTS BASED ON CUSTOMER
REQUIREMENTS. THEREFORE, ALL FACTORS
SHOULD BE APPROVED BY OWNER FIRST
BE CHECKED SUCH AS SHIPMENT OF
FOUNDATION, WINDOWS, EXTERIOR LOCATIONS, ETC.

IT IS THE RESPONSIBILITY OF THE
OWNER, CONTRACTOR TO VERIFY
NEEDS, WANTS, REQUIREMENTS BEFORE
CONSTRUCTION BEGINS TO INSURE
THEY ARE CORRECT,
CONSISTENT AND COMPLY WITH
APPLICABLE CODES.



ALL CONTRACTORS AND/OR SUBS
EMPLOYED ARE TO INSTALL ALL
PRODUCTS / MATERIALS PER THE
MANUFACTURER'S SPECIFICATIONS OR
INSTALLATION INSTRUCTIONS.

PLANS FOR CONSTRUCTION WORKERS
APPROVED BY ALL THE CONTRACTORS
INVOLVED. VERIFY ALL MEAS. REQUIREMENTS
BEFORE CONSTRUCTION BEGINS. CHECK ALWAYS
COMPARE OVER INFORMATION SET FORTH ON PLANS.

These plans are prepared for the use of the contractor and are not to be used for any other purpose. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor is also responsible for verifying the accuracy of the information provided on these plans and for making any necessary corrections. The contractor is not to be held liable for any errors or omissions on these plans.

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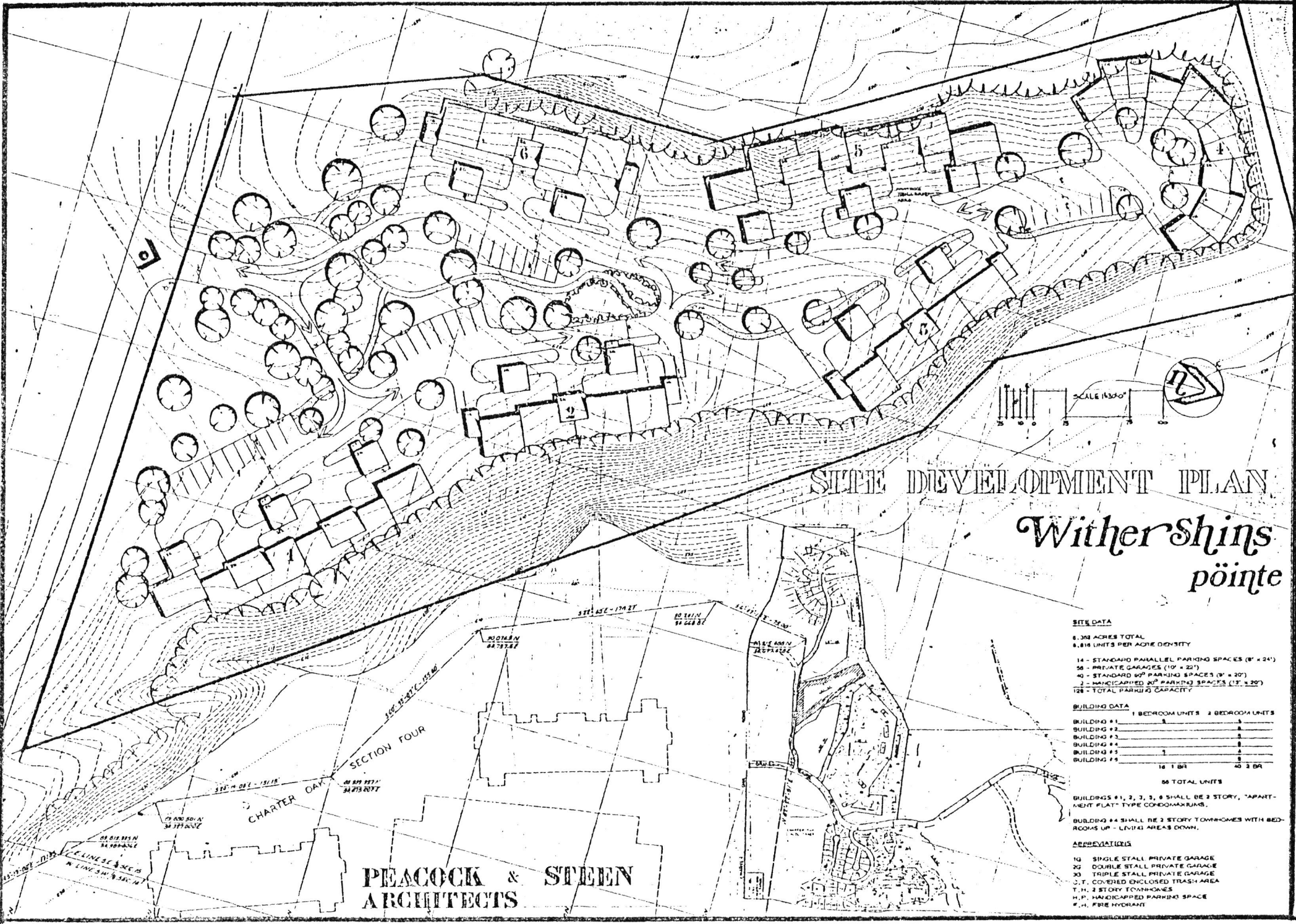
BRIAN MONGE
OWNER
DATE: 11/11/2011
TIME: 10:00 AM
DRAWN BY: B.M.
CHECKED BY: B.M.
SCALE: AS SHOWN
SHEET NO. 1

LEGAL DESCRIPTION

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A PART OF LOT 47 IN CHARTER OAK VILLAGE SECTION 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN T.9N., R.7E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITE DEVELOPMENT PLAN

Wither Shins
pointe

SITE DATA

6.362 ACRES TOTAL
8,818 UNITS PER ACRE DENSITY

14 - STANDARD PARALLEL PARKING SPACES (8' x 24')
56 - PRIVATE GARAGES (10' x 22')
40 - STANDARD 60' PARKING SPACES (8' x 20')
32 - HANDICAPPED 60' PARKING SPACES (8' x 20')
128 - TOTAL PARKING CAPACITY

BUILDING DATA

BUILDING #	1 BEDROOM UNITS	2 BEDROOM UNITS
BUILDING #1	1	1
BUILDING #2	1	1
BUILDING #3	1	1
BUILDING #4	1	1
BUILDING #5	1	1
BUILDING #6	1	1
BUILDING #7	1	1
BUILDING #8	1	1
BUILDING #9	1	1
BUILDING #10	1	1
BUILDING #11	1	1
BUILDING #12	1	1
BUILDING #13	1	1
BUILDING #14	1	1
BUILDING #15	1	1
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BUILDING #19	1	1
BUILDING #20	1	1
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BUILDING #90	1	1
BUILDING #91	1	1
BUILDING #92	1	1
BUILDING #93	1	1
BUILDING #94	1	1
BUILDING #95	1	1
BUILDING #96	1	1
BUILDING #97	1	1
BUILDING #98	1	1
BUILDING #99	1	1
BUILDING #100	1	1

16 1 BR 40 2 BR
86 TOTAL UNITS

BUILDINGS #1, 2, 3, 4, 5, 6 SHALL BE 2 STORY, "APARTMENT FLAT" TYPE CONDOMINIUMS.
BUILDING #4 SHALL BE 2 STORY TOWNHOMES WITH BEDROOMS UP - LIVING AREAS DOWN.

- APPROPRIATES**
- 10 SINGLE STALL PRIVATE GARAGE
 - 20 DOUBLE STALL PRIVATE GARAGE
 - 30 TRIPLE STALL PRIVATE GARAGE
 - J.T. COVERED ENCLOSED TRASH AREA
 - T.H. 2 STORY TOWNHOMES
 - H.P. HANDICAPPED PARKING SPACE
 - F.H. FIRE HYDRANT

PEACOCK & STEEN
ARCHITECTS

SECTION FOUR
CHARTER OAK



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 5605 Timberedge

Building Job ID: Project # 18-32

Project Description: P & Z Commission – Special Use, Withershin Pointe Apartments

Project Status: ACTIVE

Department: Public Works

Comment Date: March 14, 2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No Comments on the Special Use.

Advisory Comments for Plan Development:

1. Accessible parking spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
2. Stormwater Management is required in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (even if project decreases impervious area), volume control is required per Sec. 9.5-31. - Retrofitting Presently Developed Sites. For any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years, volume control, detention and 100-year floodrouting are required.
3. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.
4. Provide traffic projections in accordance with the ITE Trip Generation Manual, and anticipated split between and at each of the three entrances.
5. The following Public Works permits are required. Contractors must be licensed and bonded with the City of Peoria:
 - a. Erosion, Sediment and Storm Water Control Permit
6. Additional permits may be required:
 - a. Sidewalk/Drive Approach Permit
 - b. Excavation Permit (for utility connections; flowable fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk)
 - c. General ROW Use permit
7. An NPDES construction permit from the Illinois EPA may be required for this project.
8. 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.

PLEASE SEE DEPARTMENT CONTACT INFORMATION ON THE LAST PAGE

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

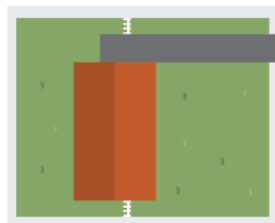
One less competing funding priority lets our city focus on other essentials, such as street repair, fire and police.

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: 5605 Timberidge

Building Job ID: 18-32

Project Description: Special use

Project Status: ACTIVE

Department: Fire

Comment Date: 03-14-2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No comment on site plan.

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.