



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board (prepared by Kimberly Smith)  
**DATE:** October 6, 2016  
**CASE NO:** PZ 16-37

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Andy Waggenbach, of Waggenbach Builders, Inc., for a Special Use for Waivers related to landscaping, street wall, setback, and roof material requirements in a Class WH (Warehouse) District, for the property located at 1112-1114 SW Jefferson (Parcel Identification Nos. 18-09-353-023 and 18-09-353-006), Peoria, IL (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to construct an approximately 2000 square foot addition to an approximately 12,660 square foot existing building in the Warehouse Form District. The proposed layout requires waivers or may not be approved. The Land Development Code requires waivers in the Warehouse Form District to be approved through the Special Use process.

The following waivers are requested:

1. Roof type– Wavier from LDC Section 6.6.2.B.4, metal roofs to allow a non-standing seam roof.
2. Street Wall - LDC Section 6.5.A.14, waiver of requirement to provide a street wall along the unbuilt building line within 8 inches of the front property line, parallel to the building addition.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
<b>BUILDING ENVELOPE STANDARDS</b>			
Height	Per LDC Section 6.5.A.3, the ground story must have at least 12 feet of clear interior height; the drawings show 11.3- 13 feet.	An Administrative Deviation was previously granted per LDC Section 2.4.3., which allows a deviation of up to 10%.	Previously approved.
Siting – required building line	Per LDC Section 6.5.C.16, the building must be either: built to the required building line (no setback from the front property line); or a street wall must be provided.	Waiver requested; site plan provides landscaping in lieu of the wall.	No objection.
Siting – minimum continuous open area	Per LDC Section 6.5.C.10.b, a 15% minimum continuous open area is required.	An administrative waiver was previously granted per LDC Section 10.5.3.	Previously approved.
Elements	Per LDC Section 6.5.D.1.b, windows and doors on the	None	Final submittal must include dimensions to

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	ground story facades shall comprise at least 20%, but not more than 80%, of the façade area; and a functioning entry door shall be provided along the ground story at intervals not greater than 75 linear feet.		indicate how both of these requirements are met. Additionally, windows may not be covered by boards; existing boarded windows must be uncovered.
Use	Warehouse and Sales	N/A	Change of occupancy requires applicable building permits.
<b>ARCHITECTURAL STANDARDS</b>			
Roofs and Parapets	Per LDC Section 6.6.2.B.4, metal roofs must be standing seam, equivalent, or better.	Waiver requested. Applicant states existing roof is a ribbed, steel roof; standing seam is not compatible.	No objection with conditions.
Street and Garden Walls – unbuilt building line	Per LDC Section 6.5.A.14, a street wall is required along the unbuilt building line within 8 inches of the front property line, and must be 6 -8 feet in height.	Waiver requested.	No objection with conditions.
Street and Garden Walls - materials	Per LDC Section 6.6.6, materials may consist of native/regional stone and equivalent imitation stone, metal, brick, stucco, or a combination. Stone or brick pillars shall be used at intervals of 8 – 10 feet to avoid long, uninterrupted, horizontal street walls.	N/A if waiver of requirement to provide the wall is approved.	N/A
Street and Garden Walls – vehicle entry gate	Per Section 6.5.D.4, the maximum width of a vehicle entry gate allowed is 18 feet. Note the gate and the approach are separate requirements; not the same.	N/A	Per the Fire Department, the access of 18' in width is acceptable if existing access; if a new entrance must be constructed, it shall be a minimum of 20' wide.  Per Public Works, final site plan must show proposed curb replacement. The proposed driveway as shown (24 feet wide minimum with 5-foot wide aprons) is acceptable; a nd apron may not cross

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			the property line as extended to the curb. Additionally, a pedestrian accessible route (PAR) shall be provided between the public ROW and the building.
Exterior Building Materials	Metal must be wrought iron, welded steel and/or aluminum [electro-statically plated black].	Not requested; applicant agrees to comply.	Must demonstrate compliance.
Signage	Was not submitted with this application.	None	All signage, existing and proposed must meet code, including LDC Section 6.6.8; and have a permit. Any existing sign without a permit requires a permit, or to be removed if not lawful. Bubble awnings and free standing signs are not permitted (neither existing nor proposed); and may not be located on the site.
Mechanical Equipment	Not shown.	None.	Must meet Code.

## **BACKGROUND**

### **Property Characteristics**

The subject property contains 0.62 acres of land and hosts the Rescue Mission. The property is zoned Class WH (Warehouse) District. It is surrounded by the R-7 (Multi Family Residential) and CN (Neighborhood Commercial) zoning to the northwest, I-1 (Light Industrial) to the north; and WH (Warehouse) District to the east, south and southwest.

### **History**

Date	Zoning
1931 - 1958	E – Commercial
1958 - 1963	F – Commercial
1963 - 1990	C3 – General Commercial
1990 - Present	WH – Warehouse District

## **SITE PLAN REVIEW BOARD ANALYSIS**

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB 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	Waivers are requested as described above	All required site and permit approvals must be obtained.
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

**SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends APPROVAL of the request, with the following waivers and conditions:

*Waivers*

1. Roof type– Wavier from LDC Section 6.6.2.B.4, metal roofs to allow a non-standing seam, ribbed steal roof.
2. Street Wall - LDC Section 6.5.A.14, waiver of requirement to provide a street wall along the unbuilt building line within 8 inches of the front property line, parallel to the building addition.

*Conditions*

1. Prior to construction, final Site Plan Review Board approval is required. The application must include a lighting plan and all required submittals.
2. Landscaping must be provided as indicated on the site plan.
3. All applicable permits must be obtained.

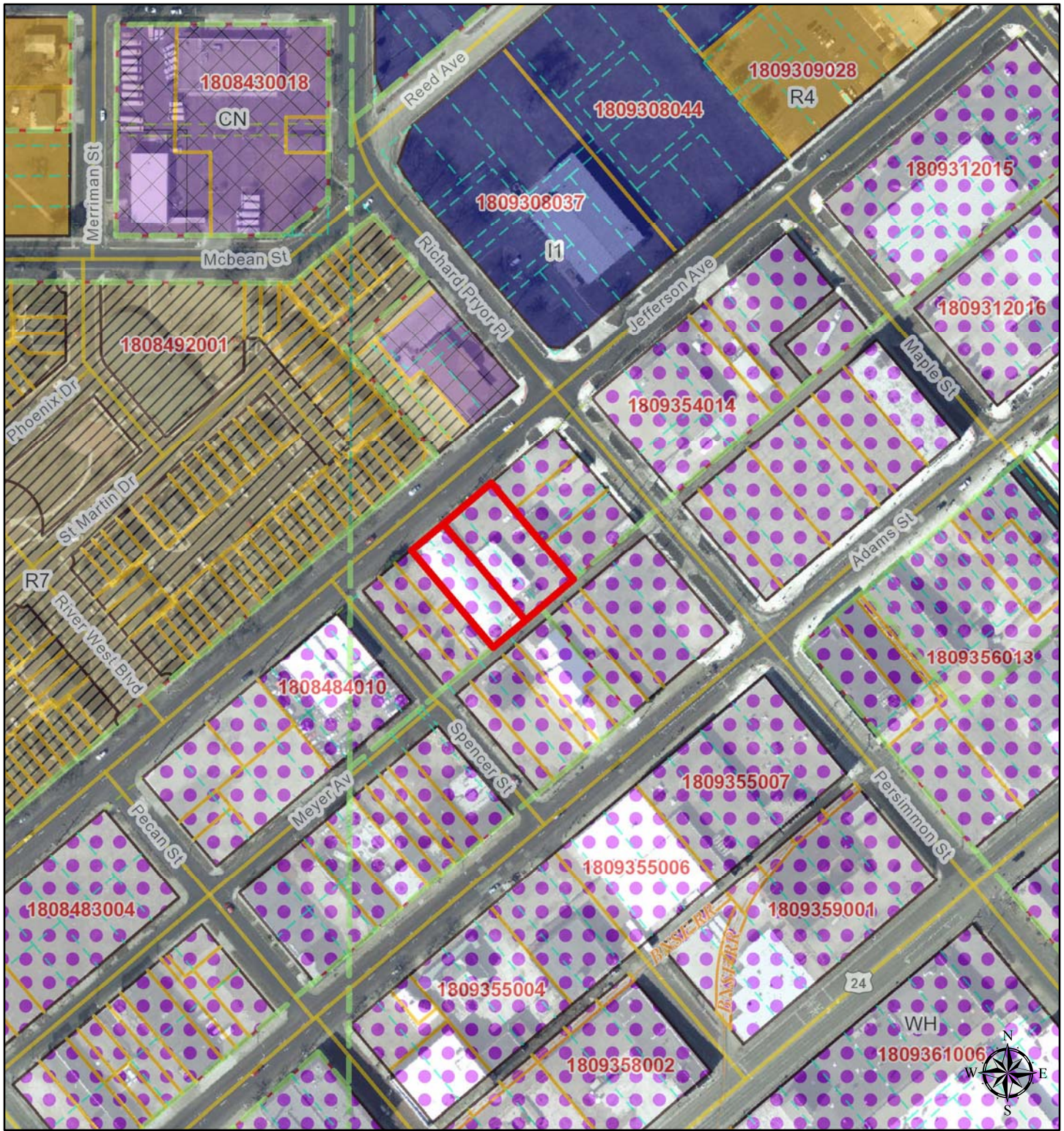
**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

**ATTACHMENTS**

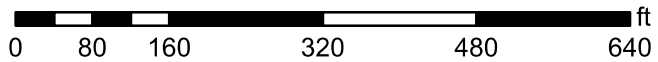
1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings



# PZ 16-37



1 inch = 200 feet



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

Peoria County, IL, HERE, USGS

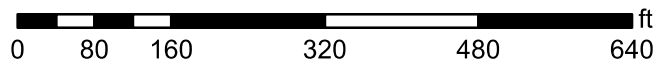




# PZ 16-37



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Peoria County, IL, HERE, USGS





**LEGEND**

- DEED LINE
- EXIST. SANITARY SEWER SERVICE
- EXIST. FIRE HYDRANT
- EXIST. LIGHT
- EXIST. MANHOLE
- EXIST. POWER POLE
- EXIST. SIGN
- PORTLAND CEMENT CONCRETE
- PROPOSED DECIDUOUS TREE
- PROPOSED BUSH

**GENERAL NOTES:**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. REFERENCES TO METHOD OF PAYMENT ARE NOT APPLICABLE.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. EXACT LOCATIONS AND DEPTHS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL JULIE AT 611 OR 1-800-892-6123, 48 HOURS PRIOR TO CONSTRUCTION.

IF FIELD TILE ARE ENCOUNTERED DURING CONSTRUCTION, THE TILE SHALL BE REPAIRED AND LOCATION DOCUMENTED. NOTIFY THE ENGINEER PRIOR TO PLACING ANY BACKFILL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS. IF ANY UTILITY IS DAMAGED DURING THE COURSE OF CONSTRUCTION, THE UTILITY OWNER SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXPENSES INCURRED TO REPAIR THE UTILITY.

IF A UTILITY CONFLICT ARISES WHICH WILL RESULT IN DAMAGE TO A UTILITY OR WILL CAUSE THE DESIGN TO BE REVISED, CONTACT THE ENGINEER.

DRAINAGE AND STORM STRUCTURES SHALL BE KEPT FREE OF DEBRIS AND DIRT DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ANY STORM SEWER BACKUPS.

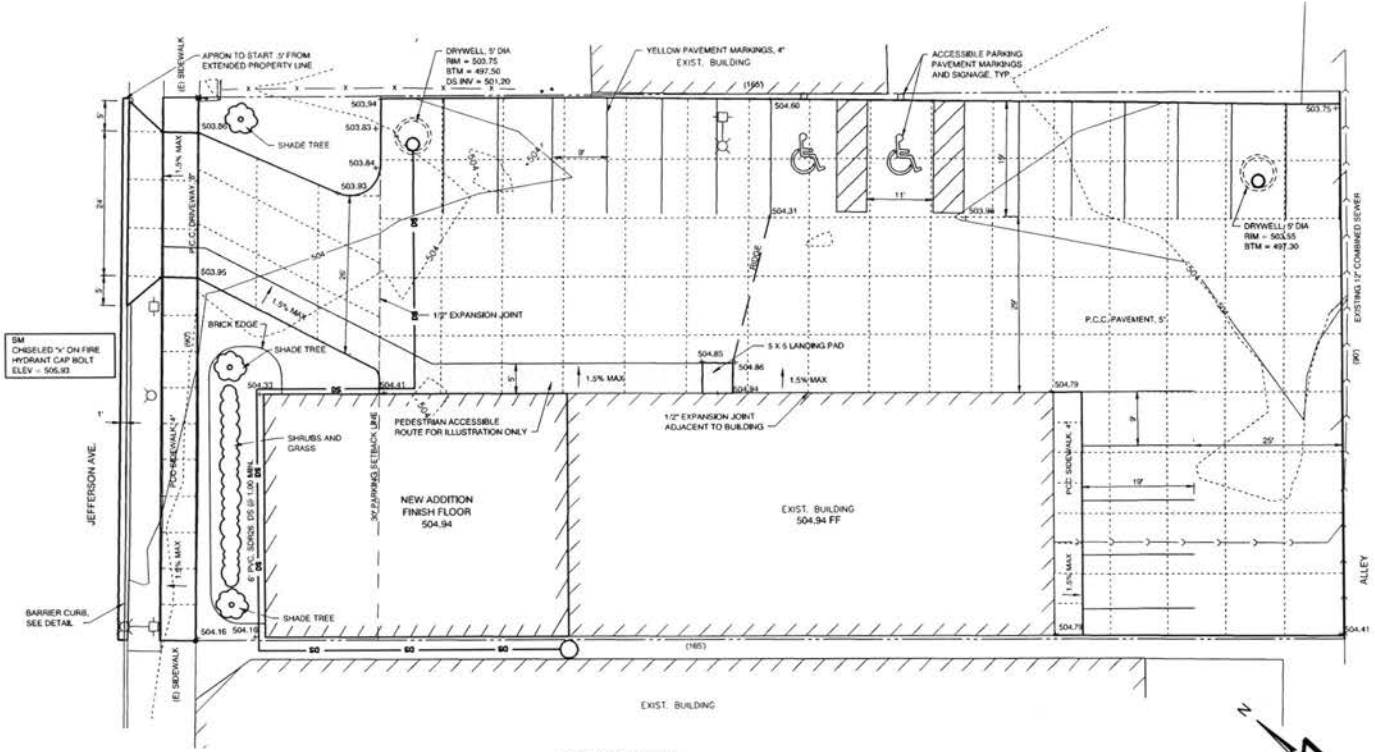
PORTLAND CEMENT CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.

THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.

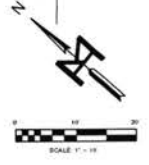
ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED.

PROVIDE 4" MIN. TOPSOIL ON ALL DISTURBED AREAS. DISTURBED AREAS SHALL BE SEEDDED WITH 100T CLASS 1 SEED MIXTURE AT A RATE OF 200 LBS/ACRE. FERTILIZER SHALL BE APPLIED AT 1:1:1 RATIO AT 270 LBS/ACRE. MULCH SHALL BE PLACED AT 2 TONS/ACRE USING 100T METHOD 2.

SEED BEDS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 250.05 OF THE 100T STANDARD SPECIFICATION.



**SITE LAYOUT PLAN**  
SCALE: 1" = 10'



**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
5901 N. Prospect Road, Suite 68  
Peoria, Illinois 61614  
www.mohrandkerr.com

Office: (309) 692-8500  
Fax: (309) 692-8501  
Professional Design Firm #184 005091

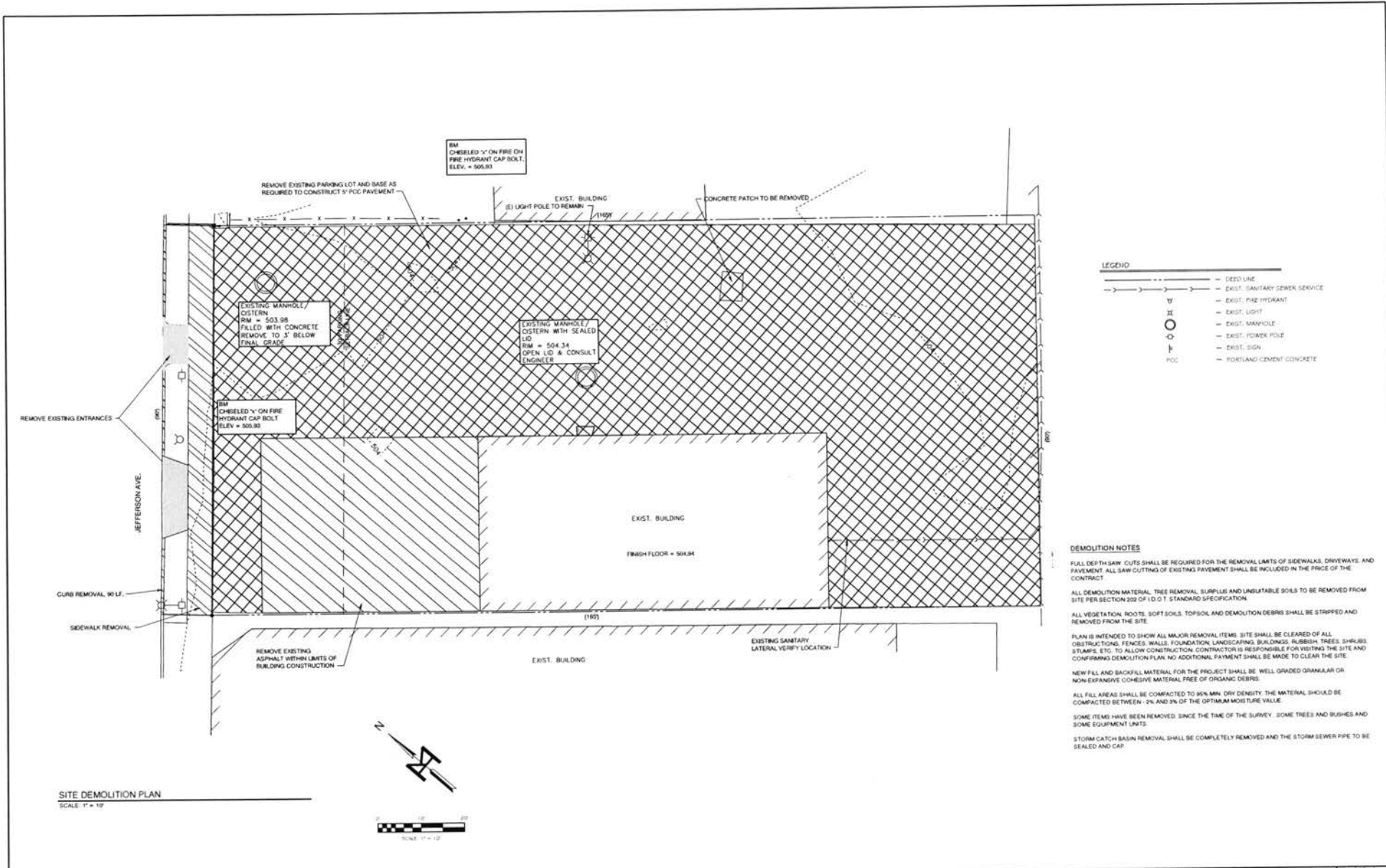
REV	DATE	DESCRIPTION	CHECKED	DATE

SURVEYED	CTG
DRAWN	MRC
CHECKED	SDK
SCALE	1" = 10'
DATE	04-25-16

CLIENT: **PEORIA RESCUE MINISTRIES, INC.**  
601 SW ADAMS ST.  
PEORIA, IL 61652

TITLE: **THRIFT STORE 1112 SW JEFFERSON**  
**SITE LAYOUT PLAN**

PROJECT NO.	16-087
SHEET 1 OF 3	
DRAWING NO.	C1



**LEGEND**

---	DEED LINE
- - - - -	EXIST. SANITARY SEWER SERVICE
+	EXIST. FIRE HYDRANT
⊕	EXIST. LIGHT
⊙	EXIST. MANHOLE
⊕	EXIST. POWER POLE
⊕	EXIST. SIGN
POC	PORTLAND CEMENT CONCRETE

**DEMOLITION NOTES**

FULL DEPTH SAW CUTS SHALL BE REQUIRED FOR THE REMOVAL LIMITS OF SIDEWALKS, DRIVEWAYS, AND PAVEMENT. ALL SAW CUTTING OF EXISTING PAVEMENT SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT.

ALL DEMOLITION MATERIAL, TREE REMOVAL, SURPLUS AND UNSUITABLE SOILS TO BE REMOVED FROM SITE PER SECTION 202 OF I.D.O.T. STANDARD SPECIFICATION.

ALL VEGETATION, ROOTS, SOFT SOILS, TOPSOIL AND DEMOLITION DEBRIS SHALL BE STRIPPED AND REMOVED FROM THE SITE.

PLAN IS INTENDED TO SHOW ALL MAJOR REMOVAL ITEMS. SITE SHALL BE CLEARED OF ALL OBSTRUCTIONS, FENCES, WALLS, FOUNDATION, LANDSCAPING, BUILDINGS, RUBBISH, TREES, SHRUBS, STAMPS, ETC. TO ALLOW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND CONFIRMING DEMOLITION PLAN. NO ADDITIONAL PAYMENT SHALL BE MADE TO CLEAR THE SITE.

NEW FILL AND BACKFILL MATERIAL FOR THE PROJECT SHALL BE WELL GRADED GRANULAR OR NON-EXPANSIVE COHESIVE MATERIAL FREE OF ORGANIC DEBRIS.

ALL FILL AREAS SHALL BE COMPACTED TO 96% MIN. DRY DENSITY. THE MATERIAL SHOULD BE COMPACTED BETWEEN 2% AND 3% OF THE OPTIMUM MOISTURE VALUE.

SOME ITEMS HAVE BEEN REMOVED SINCE THE TIME OF THE SURVEY. SOME TREES AND BUSHES AND SOME EQUIPMENT UNITS.

STORM CATCH BASIN REMOVAL SHALL BE COMPLETELY REMOVED AND THE STORM SEWER PIPE TO BE SEALED AND CAP.

**SITE DEMOLITION PLAN**  
SCALE: 1" = 10'



**M** MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
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Office: (309) 692-8500  
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Professional Design Firm #184 005091

DATE	NO.	BY	REVISION
04-30-15			

SURVEYED	CTS
DRAWN	MKC
CHECKED	SK
SCALE	1" = 20'
DATE	04-30-15

CLIENT: PEORIA RESCUE MINISTRIES, INC.  
601 SW ADAMS ST.  
PEORIA, IL 61652

TITLE: THRIFT STORE 1112 SW JEFFERSON DEMOLITION PLAN	PROJECT NO: 15-057
	SHEET: 1 OF 3
	DRAWING NO: C2

FILE NAME: SMOO 15051515-15-057.mxd Aug 20, 2015



