



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (Prepared by Shannon Techie)
DATE: November 3, 2016
CASE NO: PZ 16-39

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Matthew Shoemaker of Wallick-Hendy Development Company, LLC, to obtain a Special Use to amend an existing Planned Unit Development, commonly known as Pierson Hills Phase I, for building additions, with waivers, in a Class R-6 (Multi-family residential) District, for the property located at 1720 N Great Oak Rd (Parcel Identification No. 18-06-101-004), Peoria, Illinois. (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a special use to amend an existing PUD for additions to the existing units and the addition of a community building for resident use. The existing units are to be completely remodeled on both the interior and the exterior. Small building additions to the existing units are proposed to provide larger bathroom, kitchen, and living space. The proposed development will retain the same number of units (100), and same configuration of the clustered buildings and parking areas. The project is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	202 total parking spaces; 194 regular spaces and 8 handicap spaces.	N/A	200 parking spaces are required and therefore the parking requirement is met. Parking spaces must be a minimum of 18.5' in length by 8.5' in width. Provide an accessible parking space at each accessible unit.
Mechanical & Utility Screening	Dumpsters are proposed to be screened with a 6 foot tall wood enclosure.	N/A	All existing and proposed rooftop and ground level mechanical equipment, utilities, and dumpsters must be screened per Code requirements.
Landscaping	Evergreen trees will be added for building and dumpster screening.	N/A	Front yard and parking landscaping requirements are met.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	<p>Flowering, decorative trees and shrubs will be added at key locations in front of buildings.</p> <p>Foundation plantings will be added at unit entry walks and porches, building addition fronts and other areas.</p>		
Buffers & Screening	<p>A transitional buffer yard is not shown on the site plan but the developer is in agreement with providing one on the west side of the property, where the site abuts single-family residential properties.</p>	N/A	<p>A transitional buffer yard is required along the west property line of the parcel on the south side of Great Oak road and on the west property line of the first approximately 225 feet of the parcel on the north side of Great Oak. There is an existing wood fence along the western edge of the northerly parcel; however, it is in disrepair. In addition, the shrubs have not been maintain, were overgrown, and then sprayed down in some areas. On the westerly side of the southern parcel, there is only a chain link fence and no landscaping. Transitional buffer yards must be restored and/or established in these areas per Unified Development Code requirements.</p>
Signs	<p>No signs are proposed at this time.</p>	N/A	<p>If a sign is placed on the site, a separated application is required and the sign must meet Unified Development Code requirements.</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Exterior Lighting	New pedestrian scale lighting will be added to the site to match existing lighting.	N/A	Lighting may not exceed ½ footcandle, as measured at the property line, and must be downlit away from residential properties.
Fence	None	N/A	The existing fence along the west property line is in disrepair and must be removed or replaced.
Setbacks, Yards, Build To	The closest building is setback approximately 21 feet from the front property line.	A waiver is requested to reduce the front yard setback from the required 30 feet to 21 feet, per the submitted site plan.	Development Review Board does not object to this request, as the current code requirement is more restrictive than it was at the time the units were originally constructed.
Building Facades	<p>Exterior materials are being replaced with 30 year dimensional roof shingles, pre-finished aluminum, dimensional roof shingles, pre-finished aluminum fascia, soffits, gutters and downspouts, heavy duty vinyl siding, shakes, and trim for a maintenance free exterior.</p> <p>Rear and side elevations facing toward the main road will be upgraded with additional windows and details to provide a more attractive streetscape.</p>	N/A	None
Access & Circulation	N/A	N/A	Provide a pedestrian accessible route (PAR) between the public ROW and each accessible building. It does not need to be delineated on site, but needs to be documented on the plans.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Curbs and Sidewalks	N/A	N/A	Replace deteriorated and non-ADA-compliant walks and curbs along property.

BACKGROUND

Property Characteristics

The subject property contains 18.231 acres of land and is currently developed as Pierson Hills Phase I. The property is zoned Class R-6 Multi-Family residential and surrounded by R-3 (Single-Family Residential) zoning to the north, R-1 (single-family residential), R-6 (multi-family residential), and county zoning to the east, county zoning to the south, and R-4 (single-family residential) zoning and county zoning to the west.

History

- ❖ The property was annexed into the City with R-2 (Medium-Density Residential) zoning and was approved as a PUD in 1969 in the R-2 Zoning District.
 - In 1969, a PUD was a permitted use so it was approved through the Planning and Zoning commission but didn't go to the City Council.
 - The required front yard setback in the R-2 District in 1969 was 25 feet, which explains why the existing building don't meet the current setback requirement of 30 feet.

Date	Zoning
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R6 (Multi-Family Residential)

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	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
Conforms to all district regulations	Yes, apart from requested waivers.	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

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

1. A waiver is requested to reduce the front yard setback from the required 30 feet to 21 feet, per the submitted site plan.
2. Parking spaces must be a minimum of 18.5' in length by 8.5' in width.
3. Provide an accessible parking space at each accessible unit.
4. All existing and proposed rooftop and ground level mechanical equipment, utilities, and dumpsters must be screened per Code requirements.
5. A transitional buffer must be provided along the west property line as required by the Unified Development Code.
6. If a sign is placed on the site, a separated application is required and the sign must meet Unified Development Code requirements.
7. Lighting may not exceed ½ footcandle, as measured at the property line, and must be downlit away from residential properties.
8. The existing fence along the west property line is in disrepair and must be removed or replaced.
9. Provide a pedestrian accessible route (PAR) between the public ROW and each accessible building. It does not need to be delineated on site, but needs to be documented on the plans.
10. Replace deteriorated and non-ADA-compliant walks and curbs along property.
11. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City’s simplified rational method. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years. 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.

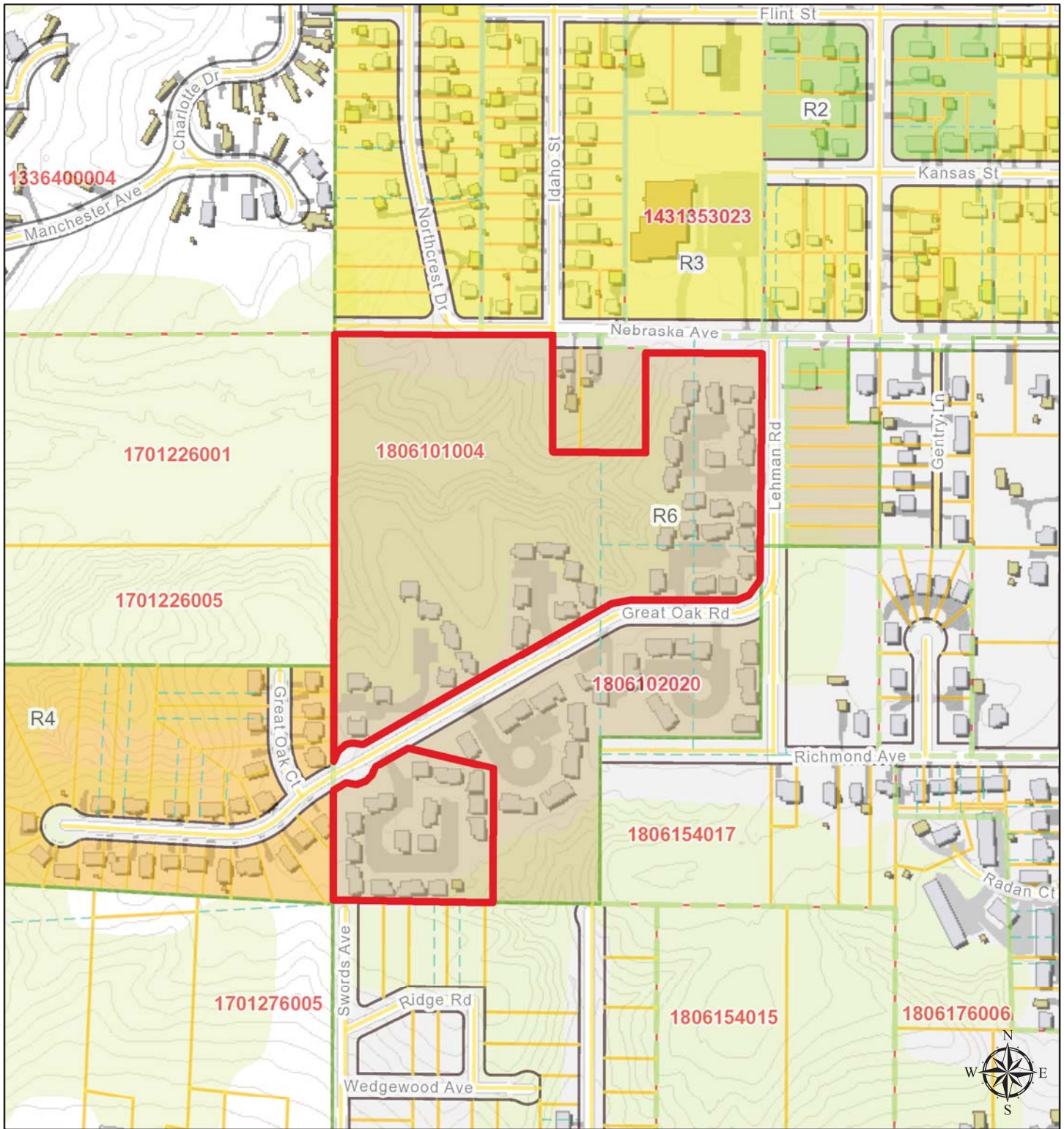
NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo for until updated)
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Statements (if applicable)
 - a. Economic Statement

- b. Environmental Statement
- c. Public Services Statement
- d. Other (traffic studies, etc.)

1720 N Great Oak Road



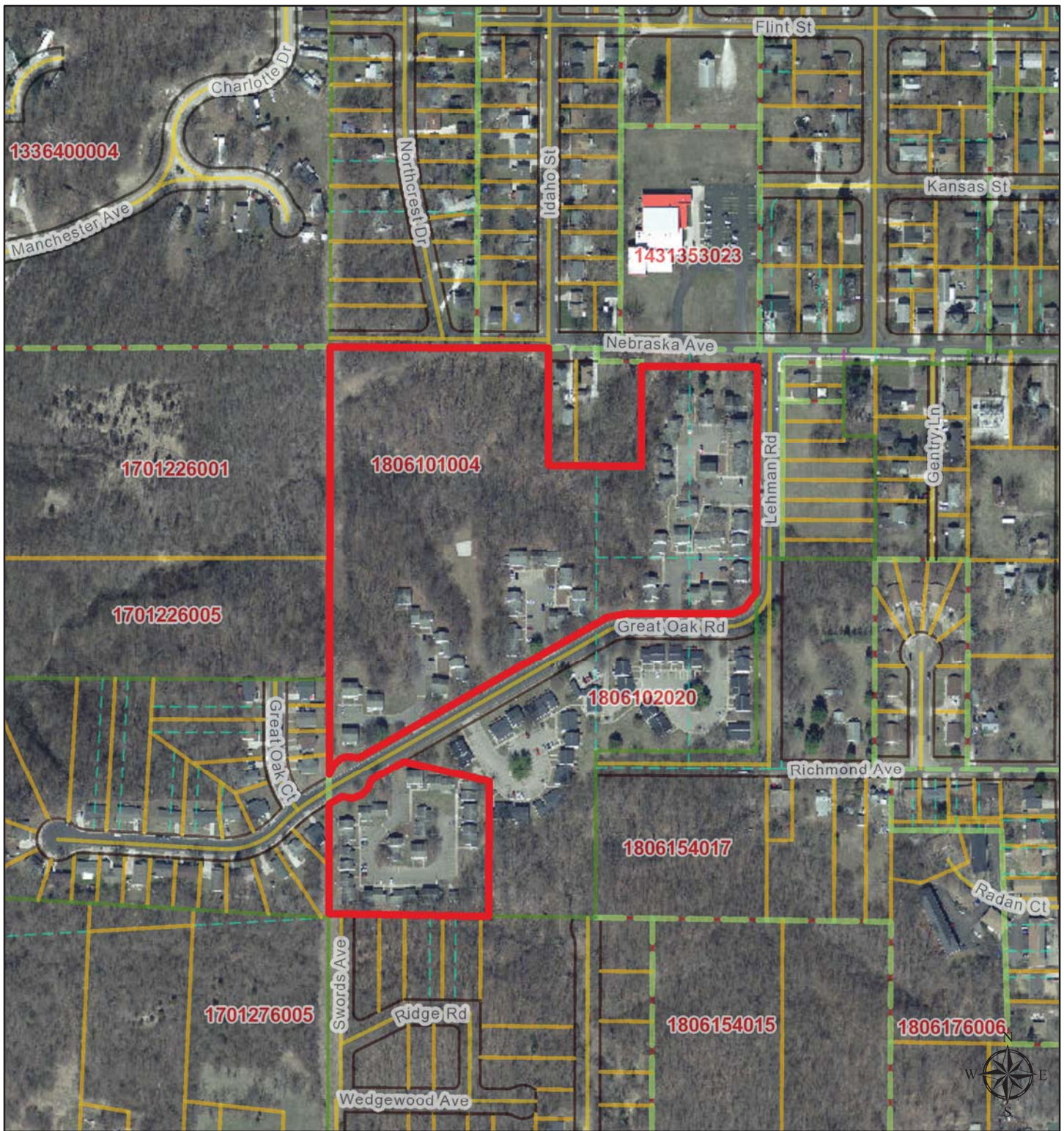
1 inch = 333 feet



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1720 N Great Oak Road Aerial Photo



1 inch = 333 feet



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Peoria County, IL, HERE, USGS





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PROJECT:
**PARKWOOD
COMMONS**

1720 N GREAT OAK RD
PEORIA, IL 61604

DRAWING TITLE:
ZONING SITE PLAN

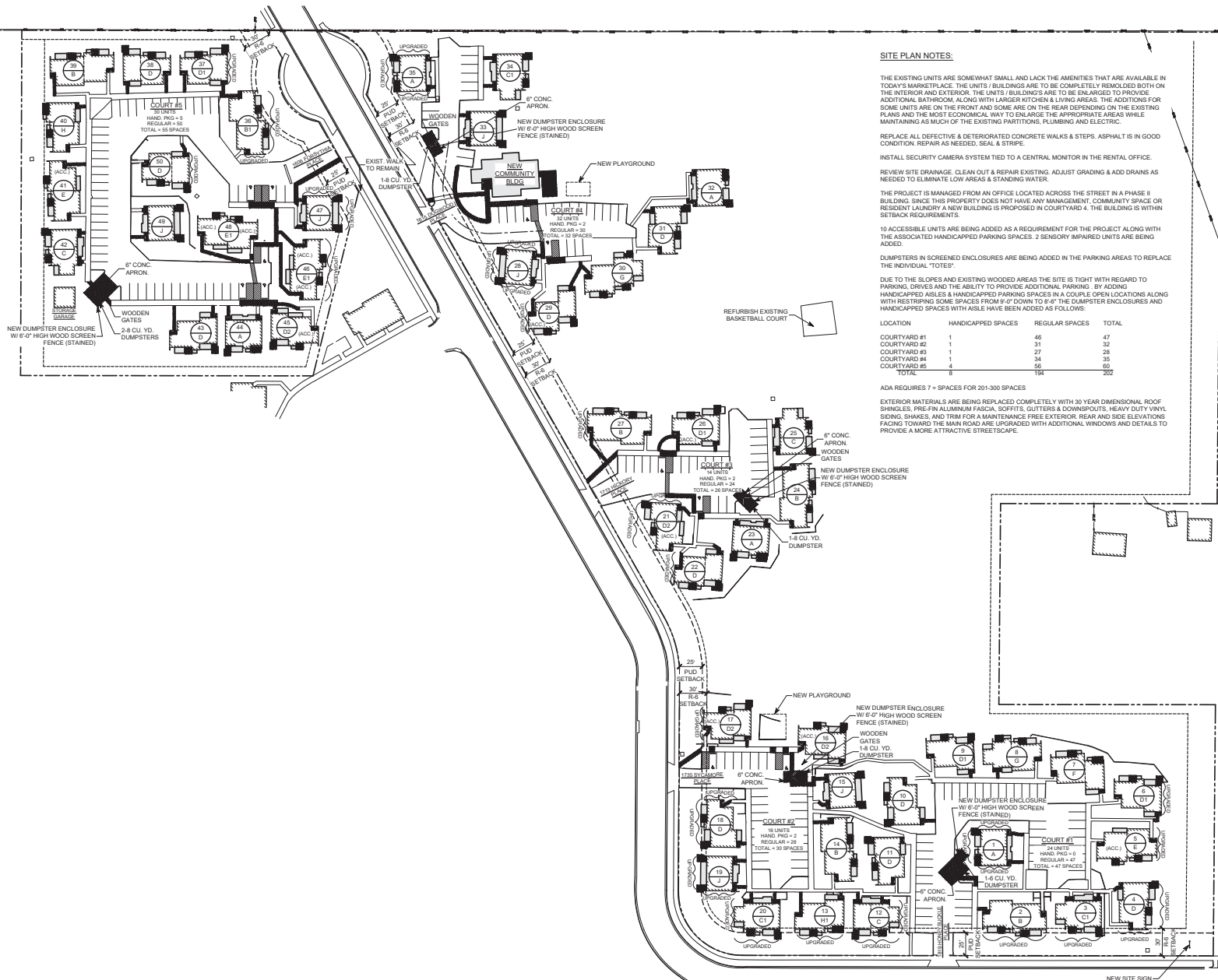
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SITE PLAN NOTES:

THE EXISTING UNITS ARE SOMEWHAT SMALL AND LACK THE AMENITIES THAT ARE AVAILABLE IN TODAY'S MARKETPLACE. THE UNITS / BUILDINGS ARE TO BE COMPLETELY REMODELED BOTH ON THE INTERIOR AND EXTERIOR. THE UNITS / BUILDINGS ARE TO BE ENLARGED TO PROVIDE ADDITIONAL BATHROOM, ALONG WITH LARGER KITCHEN & LIVING AREAS. THE ADDITIONS FOR SOME UNITS ARE ON THE FRONT AND SOME ARE ON THE REAR DEPENDING ON THE EXISTING PLANS AND THE MOST ECONOMICAL WAY TO ENLARGE THE APPROPRIATE AREAS WHILE MAINTAINING AS MUCH OF THE EXISTING PARTITIONS, PLUMBING AND ELECTRIC.

REPLACE ALL DEFECTIVE & DETERIORATED CONCRETE WALKS & STEPS. ASPHALT IS IN GOOD CONDITION. REPAIR AS NEEDED. SEAL & STRIPE.

INSTALL SECURITY CAMERA SYSTEM TIED TO A CENTRAL MONITOR IN THE RENTAL OFFICE.

REVIEW SITE DRAINAGE. CLEAN OUT & REPAIR EXISTING. ADJUST GRADING & ADD DRAINS AS NEEDED TO ELIMINATE LOW AREAS & STANDING WATER.

THE PROJECT IS MANAGED FROM AN OFFICE LOCATED ACROSS THE STREET IN A PHASE II BUILDING. SINCE THIS PROPERTY DOES NOT HAVE ANY MANAGEMENT, COMMUNITY SPACE OR RESIDENT LAUNDRY A NEW BUILDING IS PROPOSED IN COURTYARD 4. THE BUILDING IS WITHIN SETBACK REQUIREMENTS.

10 ACCESSIBLE UNITS ARE BEING ADDED AS A REQUIREMENT FOR THE PROJECT ALONG WITH THE ASSOCIATED HANDICAPPED PARKING SPACES. 2 SENSORY IMPAIRED UNITS ARE BEING ADDED.

DUMPSTERS IN SCREENED ENCLOSURES ARE BEING ADDED IN THE PARKING AREAS TO REPLACE THE INDIVIDUAL "TOTES".

DUE TO THE SLOPES AND EXISTING WOODED AREAS THE SITE IS TIGHT WITH REGARD TO PARKING, DRIVES AND THE ABILITY TO PROVIDE ADDITIONAL PARKING. BY ADDING HANDICAPPED ABLES & HANDICAPPED PARKING SPACES IN A COUPLE OPEN LOCATIONS ALONG WITH RESTRIPING SOME SPACES FROM 9'-0" DOWN TO 8'-6" THE DUMPSTER ENCLOSURES AND HANDICAPPED SPACES WITH AISLE HAVE BEEN ADDED AS FOLLOWS:

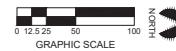
LOCATION	HANDICAPPED SPACES	REGULAR SPACES	TOTAL
COURTYARD #1	1	46	47
COURTYARD #2	1	31	32
COURTYARD #3	1	27	28
COURTYARD #4	1	34	35
COURTYARD #5	4	96	100
TOTAL	8	184	192

ADA REQUIRES 7 = SPACES FOR 201-300 SPACES

EXTERIOR MATERIALS ARE BEING REPLACED COMPLETELY WITH 30 YEAR DIMENSIONAL ROOF SHINGLES, PRE-FIN ALUMINUM FASCIA, SOFFITS, GUTTERS & DOWNSPOUTS. HEAVY DUTY VINYL SIDING, SHAKES, AND TRIM FOR A MAINTENANCE FREE EXTERIOR. REAR AND SIDE ELEVATIONS FACING TOWARD THE MAIN ROAD ARE UPGRADED WITH ADDITIONAL WINDOWS AND DETAILS TO PROVIDE A MORE ATTRACTIVE STREETSCAPE.

ZONING SITE PLAN

SCALE: 1" = 50'



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PROJECT:
**PARKWOOD
COMMONS**

1720 N GREAT OAK RD
PEORIA, IL 61604

DRAWING TITLE:
**ZONING SITE PLAN
COURTS #3 & #4**

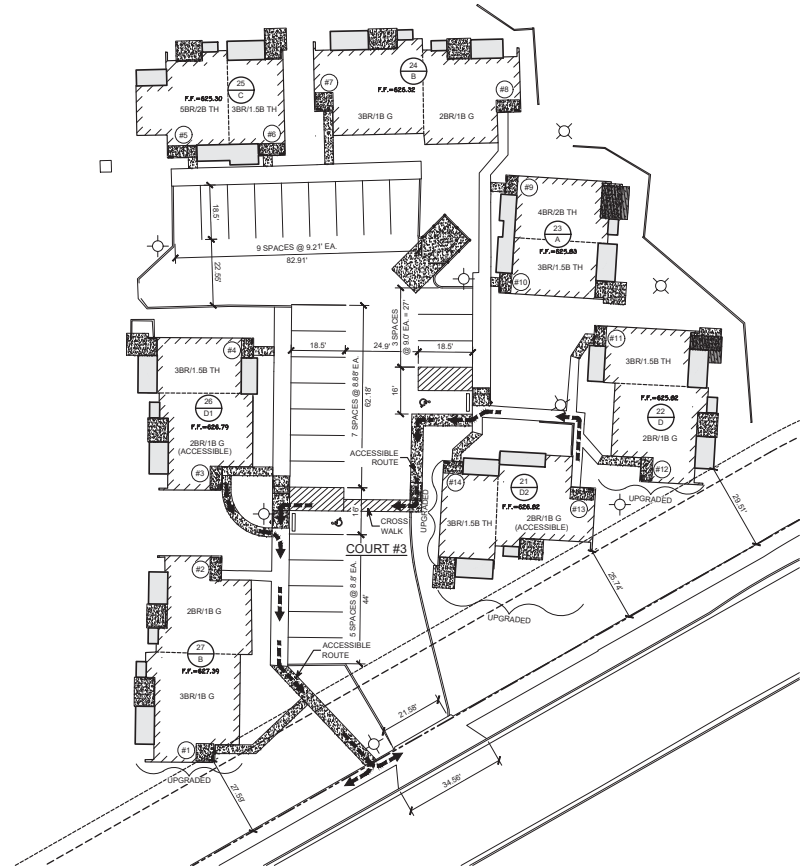
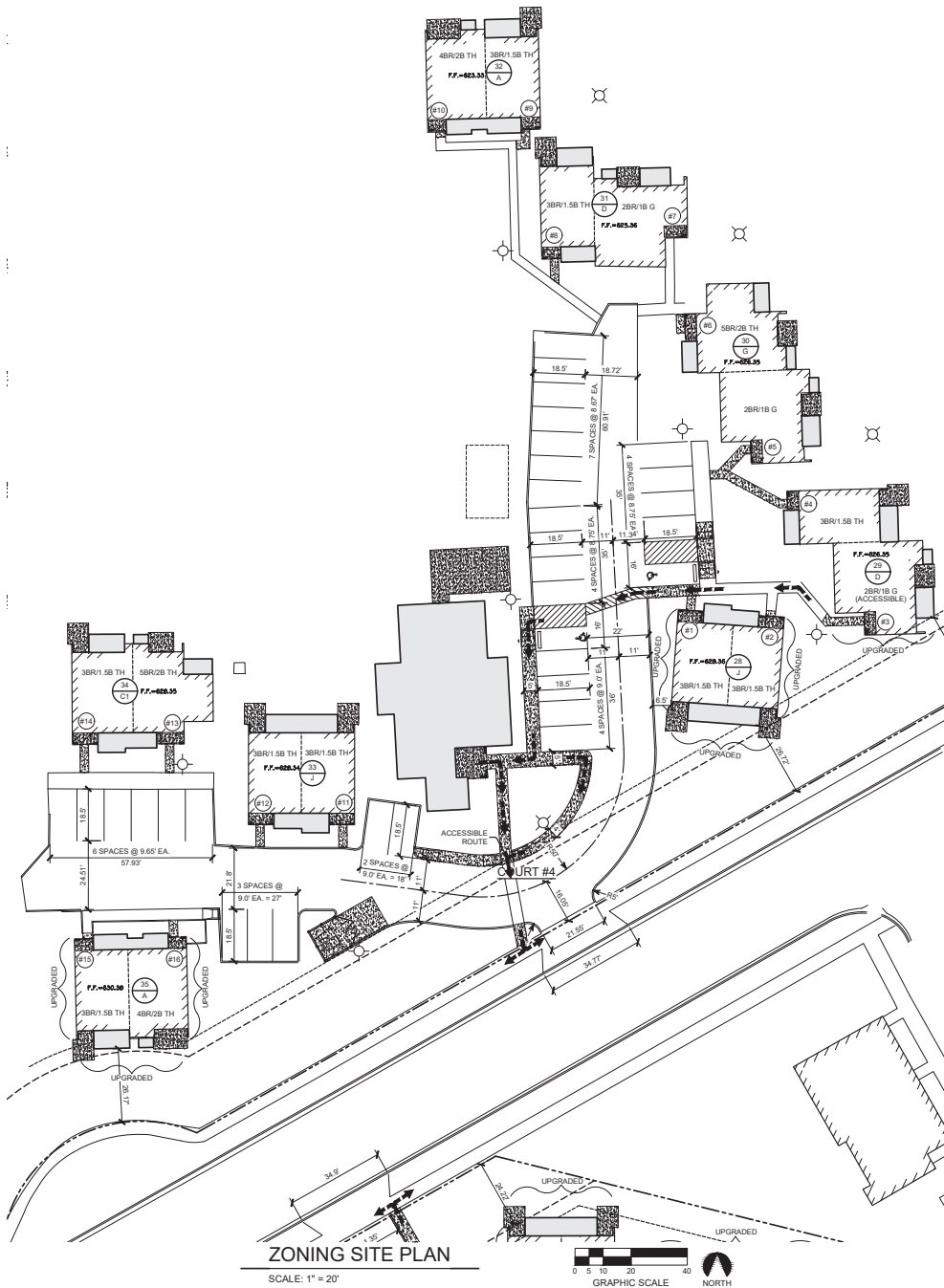
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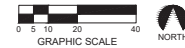
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ZONING SITE PLAN

SCALE: 1" = 20'





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PROJECT:
PARKWOOD COMMONS

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DRAWING TITLE:
**ZONING SITE PLAN
COURTS #1 & #2**

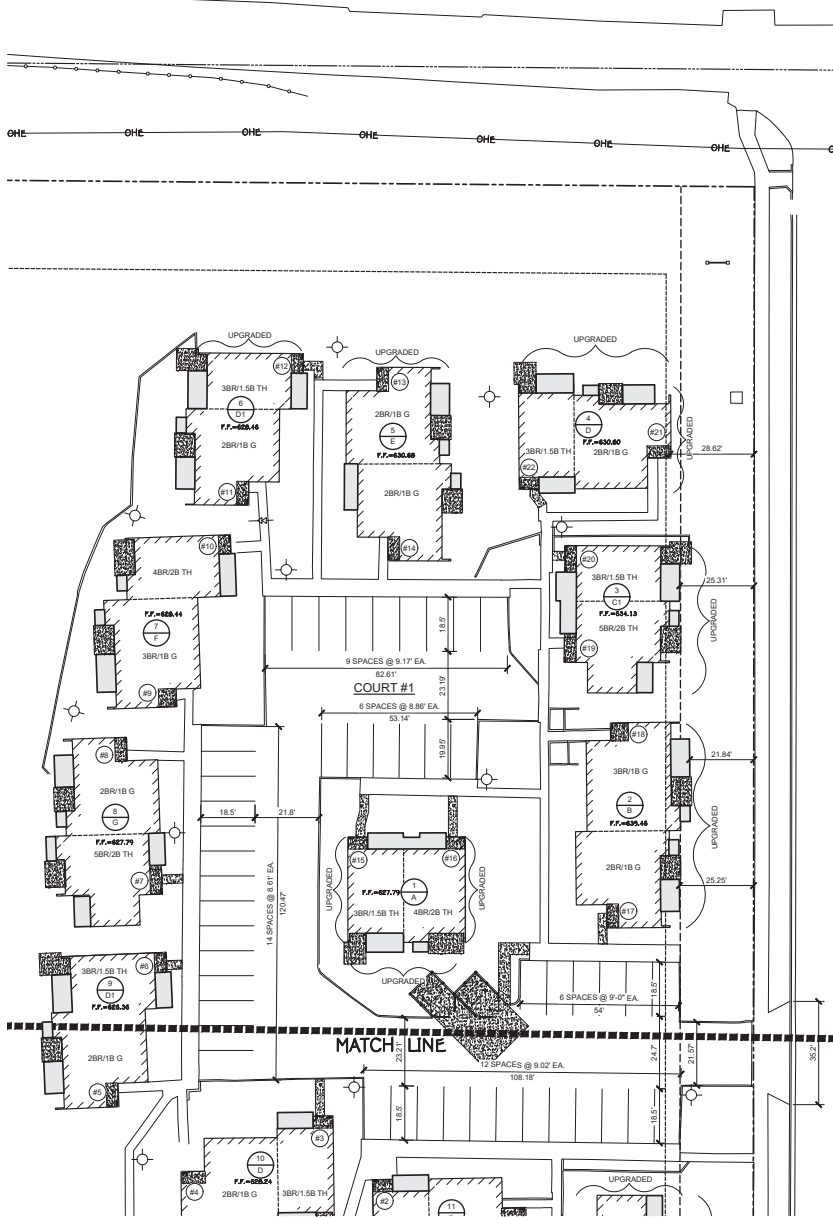
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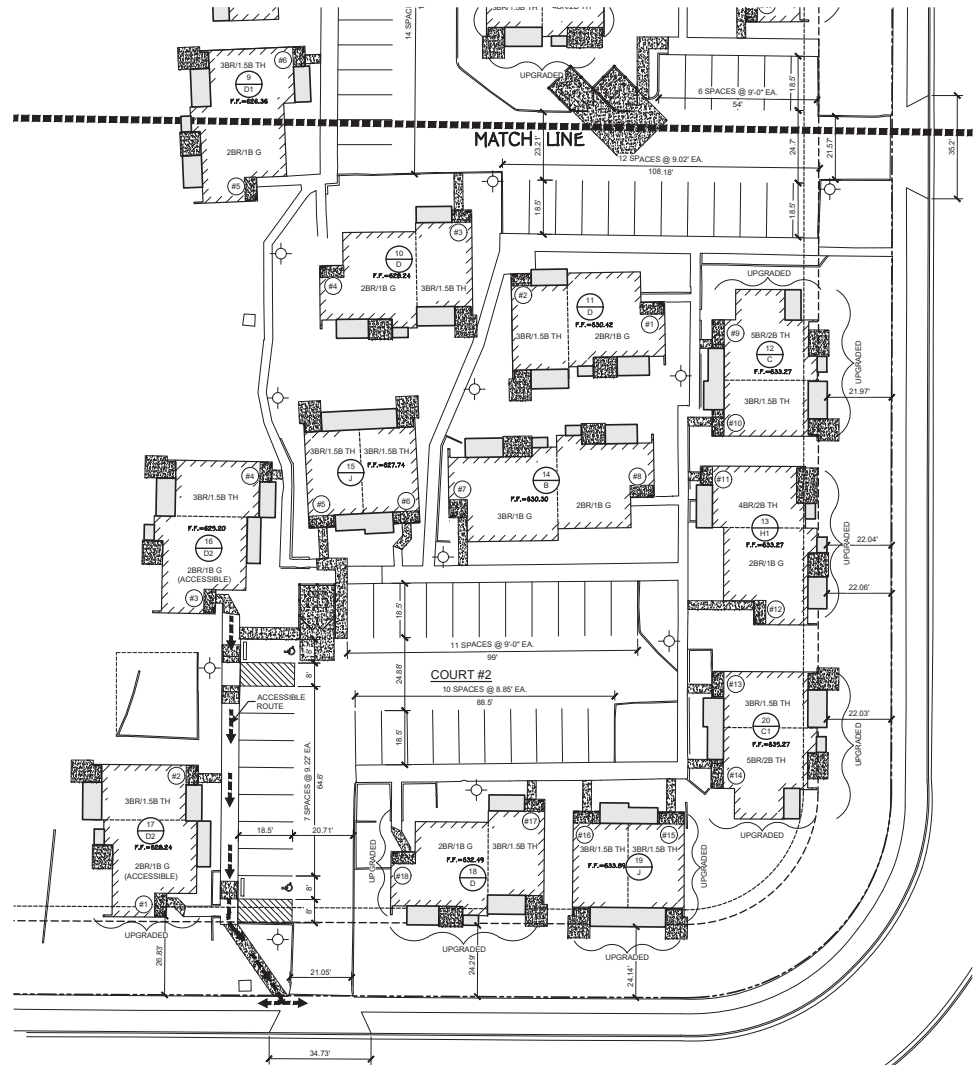
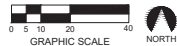
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ZONING SITE PLAN
SCALE: 1" = 20'



ZONING SITE PLAN
SCALE: 1" = 20'



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PROJECT:

**PARKWOOD
COMMONS**

1720 N GREAT OAK RD
PEORIA, IL 61604

DRAWING TITLE:
**ZONING SITE
ELECTRICAL PLAN**

DATE: 09/29/2016
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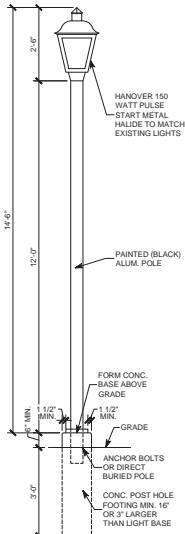
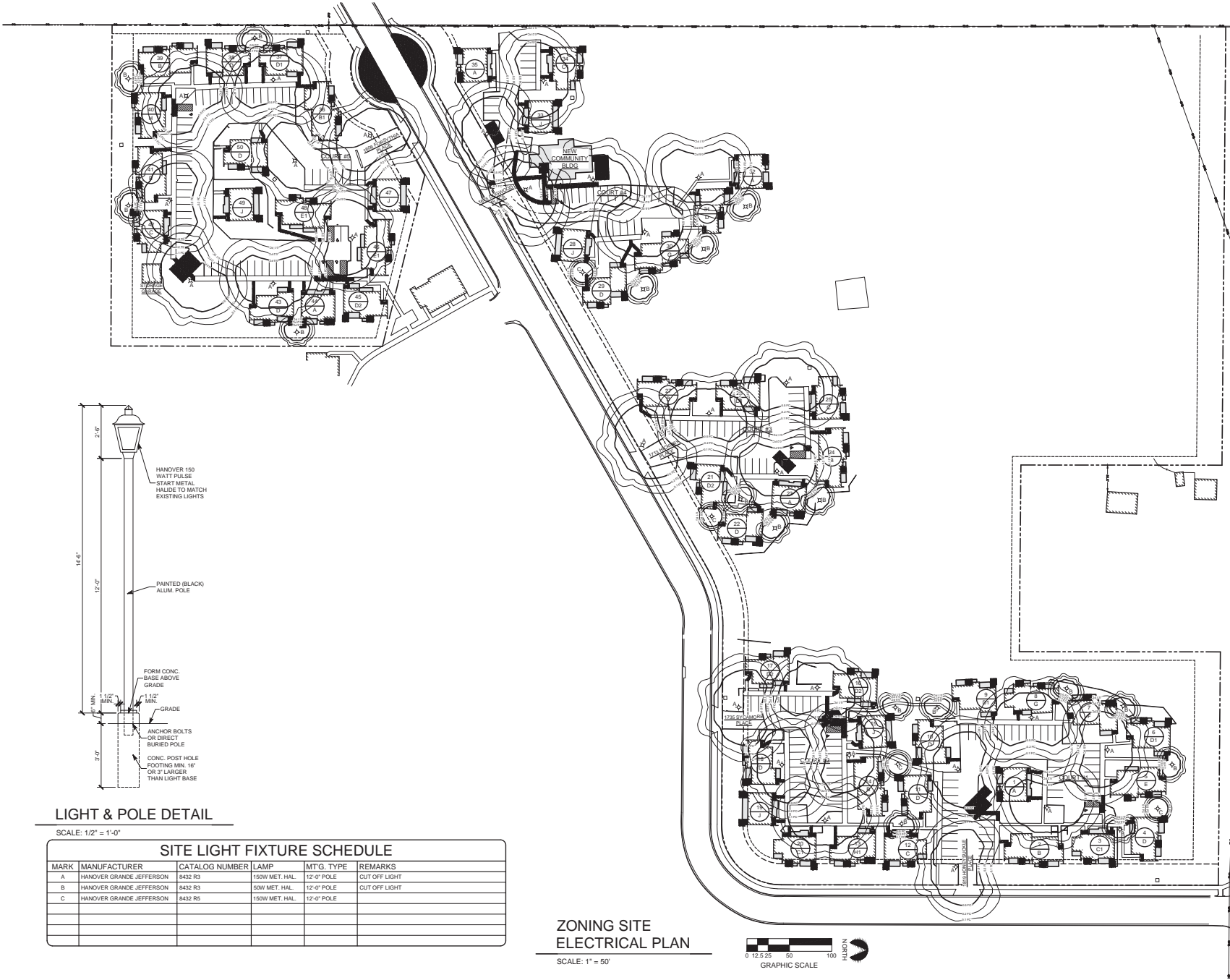


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LIGHT & POLE DETAIL

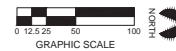
SCALE: 1/2" = 1'-0"

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	LAMP	MT.G. TYPE	REMARKS
A	HANOVER GRANDE JEFFERSON	8432 R3	150W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
B	HANOVER GRANDE JEFFERSON	8432 R3	50W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
C	HANOVER GRANDE JEFFERSON	8432 R5	150W MET. HAL.	12'-0" POLE	

**ZONING SITE
ELECTRICAL PLAN**

SCALE: 1" = 50'



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PROJECT:

**PARKWOOD
COMMONS**

1720 N GREAT OAK RD
PEORIA, IL 61604

DRAWING TITLE:
ZONING SITE
LANDSCAPING PLAN

DATE: 09/29/2016
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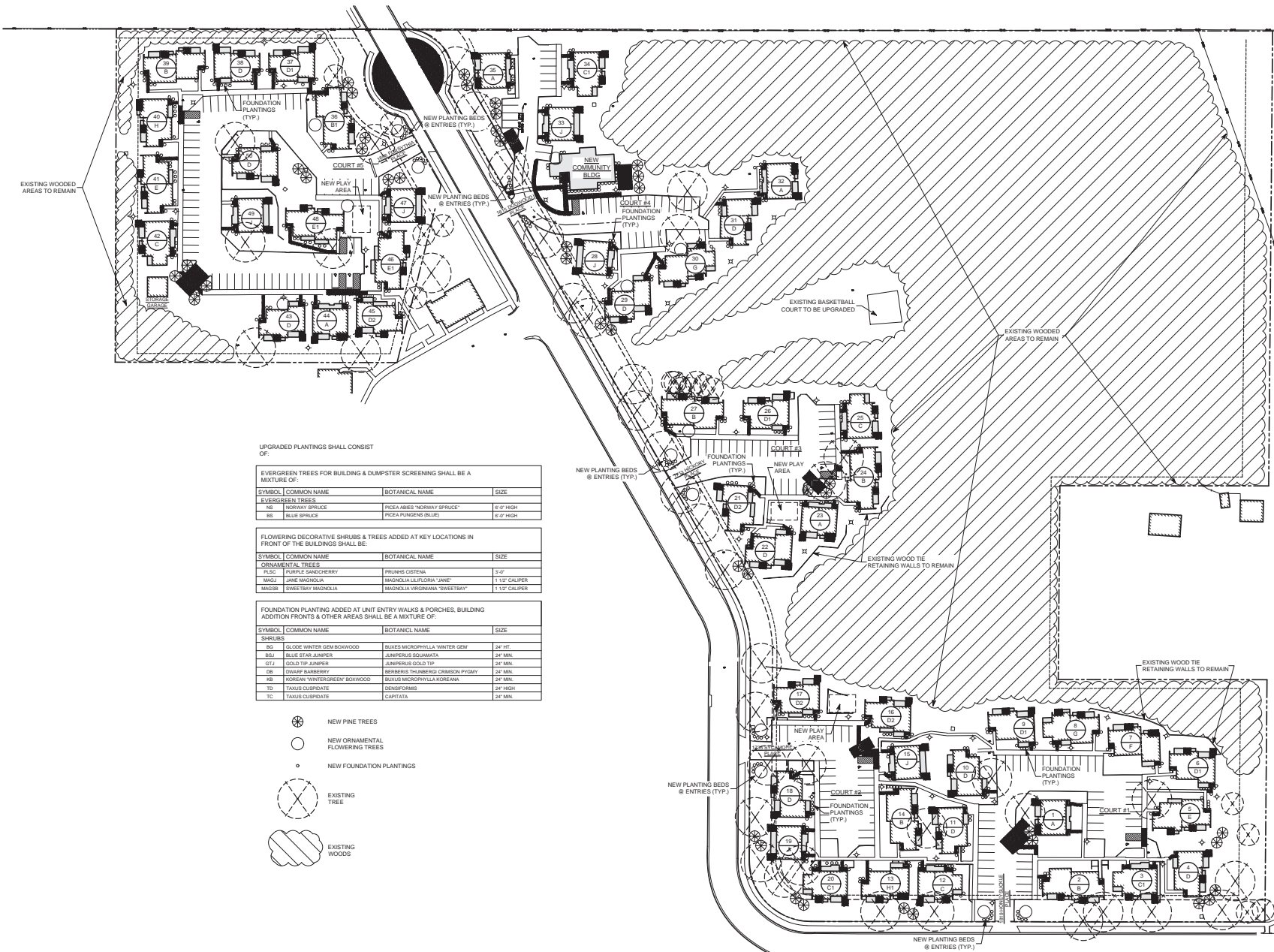


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UPGRADED PLANTINGS SHALL CONSIST OF:

EVERGREEN TREES FOR BUILDING & DUMPSTER SCREENING SHALL BE A MIXTURE OF:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
NS	NORWAY SPRUCE	PICEA ABIES 'NORWAY SPRUCE'	8' 0" HIGH
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	8' 0" HIGH

FLOWERING DECORATIVE SHRUBS & TREES ADDED AT KEY LOCATIONS IN FRONT OF THE BUILDINGS SHALL BE:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
PCN	PURPLE MAIDENHERRY	PRUNUS COSTINA	7' 0"
MAGJ	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'	1 1/2" CALIPER
MAGSB	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA 'SWEETBAY'	1 1/2" CALIPER

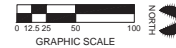
FOUNDATION PLANTING ADDED AT UNIT ENTRY WALKS & PORCHES, BUILDING ADDITION FRONTS & OTHER AREAS SHALL BE A MIXTURE OF:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS			
BG	GLOUCE WINTER GEM BOXWOOD	BUXES MICROPHYLLA WINTER GEM	24" HT.
RSJ	BLUE STAR JUNIPER	JUNIPERUS SPINULATA	24" MIN.
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP	24" MIN.
DB	DWARF BARBERY	BERBERIS THUNBERGII ORIMSON PYRAM	24" MIN.
NS	NORWAY WINTERGEM BOXWOOD	BUXES MICROPHYLLA KOREANA	24" MIN.
TD	TAXUS CURPIDATE	SEMPERPARVA	24" HIGH
TC	TAXUS CURPIDATE	CAPTATA	24" MIN.

- NEW PINE TREES
- NEW ORNAMENTAL FLOWERING TREES
- NEW FOUNDATION PLANTINGS
- EXISTING TREE
- EXISTING WOODS

**ZONING SITE
LANDSCAPING PLAN**

SCALE: 1" = 50'





4BR/2B TH

3BR/1.5 TH

BLDG TYPE "A"
FRONT ELEVATION



5BR/1.5B TH

3BR/1.5B TH

BLDG TYPE "C"
FRONT ELEVATION



3BR/1B GD

2BR/1B GD

BLDG TYPE "B"
FRONT ELEVATION



3BR/1.5B TH

2BR/1B GD

BLDG TYPE "D"
FRONT ELEVATION

PARKWOOD COMMONS - PEORIA, ILLINOIS



Kontogiannis & Associates

Architecture

Planning

Design



4BR/2B TH

3BR/1.5B TH

FRONT ELEVATION BUILDING TYPE A
(COLOR SCHEME 1)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



Kontogiannis & Associates

Architecture

Planning

Design



3BR/1B G

2BR/1B G

FRONT ELEVATION BUILDING TYPE B
(COLOR SCHEME 2)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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Architecture

Planning

Design



5BR/1.5B TH

3BR/1.5B TH

FRONT ELEVATION BUILDING TYPE C
(COLOR SCHEME 3)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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Architecture

Planning

Design



3BR/1.5B G

2BR/1B G

FRONT ELEVATION BUILDING TYPE D
(COLOR SCHEME 4)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



3BR/1.5 TH

4BR/2B TH

BLDG TYPE "A"

REAR ELEVATION FACING GREAT OAK RD.



3BR/1.5B TH

5BR/1.5B TH

BLDG TYPE "C"

REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD

3BR/1B GD

BLDG TYPE "B"

REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD

BLDG TYPE "D"

SIDE ELEVATION FACING GREAT OAK RD.

PARKWOOD COMMONS - PEORIA, ILLINOIS



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Architecture

Planning

Design



3BR/1.5B TH

4BR/2B TH

REAR ELEVATION BUILDING TYPE A
(COLOR SCHEME 1) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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Architecture

Planning

Design



2BR/1B G

3BR/1B G

REAR ELEVATION BUILDING TYPE B
(COLOR SCHEME 2) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



Kontogiannis & Associates

Architecture

Planning

Design



3BR/1.5B TH

5BR/1.5B TH

REAR ELEVATION BUILDING TYPE C
(COLOR SCHEME 3) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



Kontogiannis & Associates

Architecture

Planning

Design



2BR/1B G

SIDE ELEVATION BUILDING TYPE D
(COLOR SCHEME 4) (UPGRADED END)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS