

**ORDINANCE 17,445**

**AN ORDINANCE AMENDING A SPECIAL USE, ORDINANCE NO. 15,638, IN A CLASS R-7 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR A GROUP HOME FOR PERMANENT HOUSING FOR PERSONS WITH DISABILITIES, TO ADD PROPERTY AND A BUILDING ADDITION, FOR THE PROPERTIES LOCATED AT 403 AND 411 S OLIVE STREET AND PART OF 2127 SW JEFFERSON STREET (PARCEL IDENTIFICATION NOS. 18-17-206-016, 18-17-206-022, AND PART OF 18-17-206-023), PEORIA, ILLINOIS**

WHEREAS, the property herein described is now zoned in a Class R-7 (Multi-family) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to an existing Special Use for a Group Home for Permanent Housing for Persons with Disabilities, to add property and a building addition, under the provisions of Section 2.9 of Appendix A, the Unified Development Code, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on February 2, 2017, 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 Planning & 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 an amendment to an existing Special Use for a Group Home for Permanent Housing for Persons with Disabilities, to add property and a building addition is hereby approved for the following described property, as per the site plan and elevations:

PARCEL 1  
EXISTING PARCEL LEGAL DESCRIPTION  
(18-17-206-022)

LOTS 10, 11, 12, 13, 14, AND 15 ALL IN RANGE 5 IN WRIGHT'S SUBDIVISION OF HAMLIN'S OUTLOTS AND 18 FEET OF EVEN WIDTH OFF THE NORTHWESTERLY SIDE OF LOT 9 RANGE 5 IN WRIGHT'S SUBDIVISION OF HAMLIN'S OUTLETS

PARCEL 2  
WEST PARCEL LEGAL DESCRIPTION  
(Pt. of 18-17-206-023)

LOT 9 IN SPURCK'S ADDITION TO THE CITY OF PEORIA AND THE SOUTHWESTERLY 8 FEET OF EVEN WIDTH BY 140 FEET DEPTH OF THE VACATED ALLEY IN RANGE FIVE OF WRIGHT'S SUBDIVISION, ALL IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 9, THENCE NORTH 42 DEGREES 38 MINUTES 19 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 150.00 FEET TO THE WESTERN MOST CORNER OF SAID LOT 9; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 9; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 10.00 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE SOUTH 47 DEGREES 46 MINUTES 51 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, CONTAINING 0.112 ACRE MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

PARCEL 3  
NORTH PARCEL LEGAL DESCRIPTION  
(18-17-206-016)

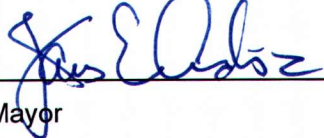
LOT 16 IN RANGE 5 OF WRIGHT'S SUBDIVISION OF HAMLINS OUTLOTS, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

Section 2. All provisions of Appendix A, the Unified Development Code, of the City of Peoria, with respect to Class R-7 (Multifamily Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

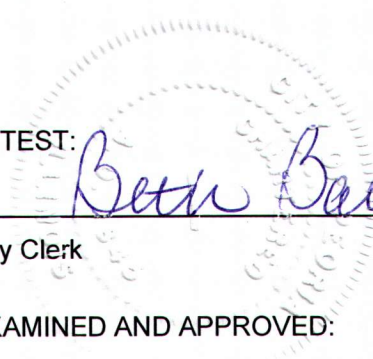
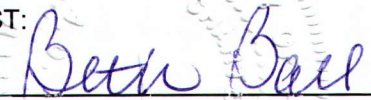
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS  
28th DAY OF February, 2017.


APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
  
Peoria Corp. Counsel

**BUILDING ADDITION FOR GOODWILL VETERANS HOME**

PEARL IL

**ARCHITECTURAL Design Group**

**JKED** JAMES K. KEDDIE & ASSOCIATES, INC. P.C.  
 707 N. JEFFERSON AVE. PEORIA, IL 61603  
 PH: 309-244-0005 FAX: 309-214-0003  
**PERRY** JAMES M. PERRY & ASSOCIATES, INC. P.C.  
 1100 S. UNIVERSITY ST. PEORIA, IL 61603  
 PH: 309-244-0005 FAX: 309-214-0003

Rev. No.	Date	Description	Author

221 S.W. Brady Street Peoria, Illinois 61603 (309) 273-6634 Email: <a href="mailto:arch@adgroup.com">arch@adgroup.com</a>	Project No: A-1701 Date: 01/09/17 Approved: <i>(Signature)</i> SDK
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### EROSION CONTROL NOTES

THE EROSION CONTROL PREVENTION PLAN SWP99 IS COMPOSED OF THE PLAN SHEETS STANDED DETAILS PERMITS AND ALL REPORTS AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE SWP99 MANUAL FROM THE LOCAL PERMITS DIVISION AND SHALL MAINTAIN THE MANUAL ON THE JOB SITE.

### EROSION CONTROL LEGEND

	DEEP LINE
	ADJACENT PROPERTY LINE
	EROSION CONTROL MEASURES
	STORM SEWER
	UNDERGROUND GAS SERVICE
	UNDERGROUND WATER MAIN SERVICE
	TELEPHONE / COMMUNICATION SERVICE
	WATER MAIN SERVICE
	OVERHEAD ELECTRICAL SERVICE
	OTHER SERVICES

### DEMOLITION NOTES

ALL EROSION CONTROL CHECKS AND MEASURES SHALL BE MAINTAINED IN FULL DEPTH SAWS UNTIL THE LAST CONSTRUCTION ACTIVITY AND REMOVED WITHIN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMITS SHALL BE STOPPED FOR AT LEAST 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. DEMOLITION SHALL BE COMPLETED BY THE PERMITS DIVISION WITHIN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. DEMOLITION SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.

### MAINTENANCE

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF ALL SERVICES AND UTILITIES THAT WERE DAMAGED OR INTERRUPTED DURING THE CONSTRUCTION ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES.

### DEMOLITION NOTES (Continued)

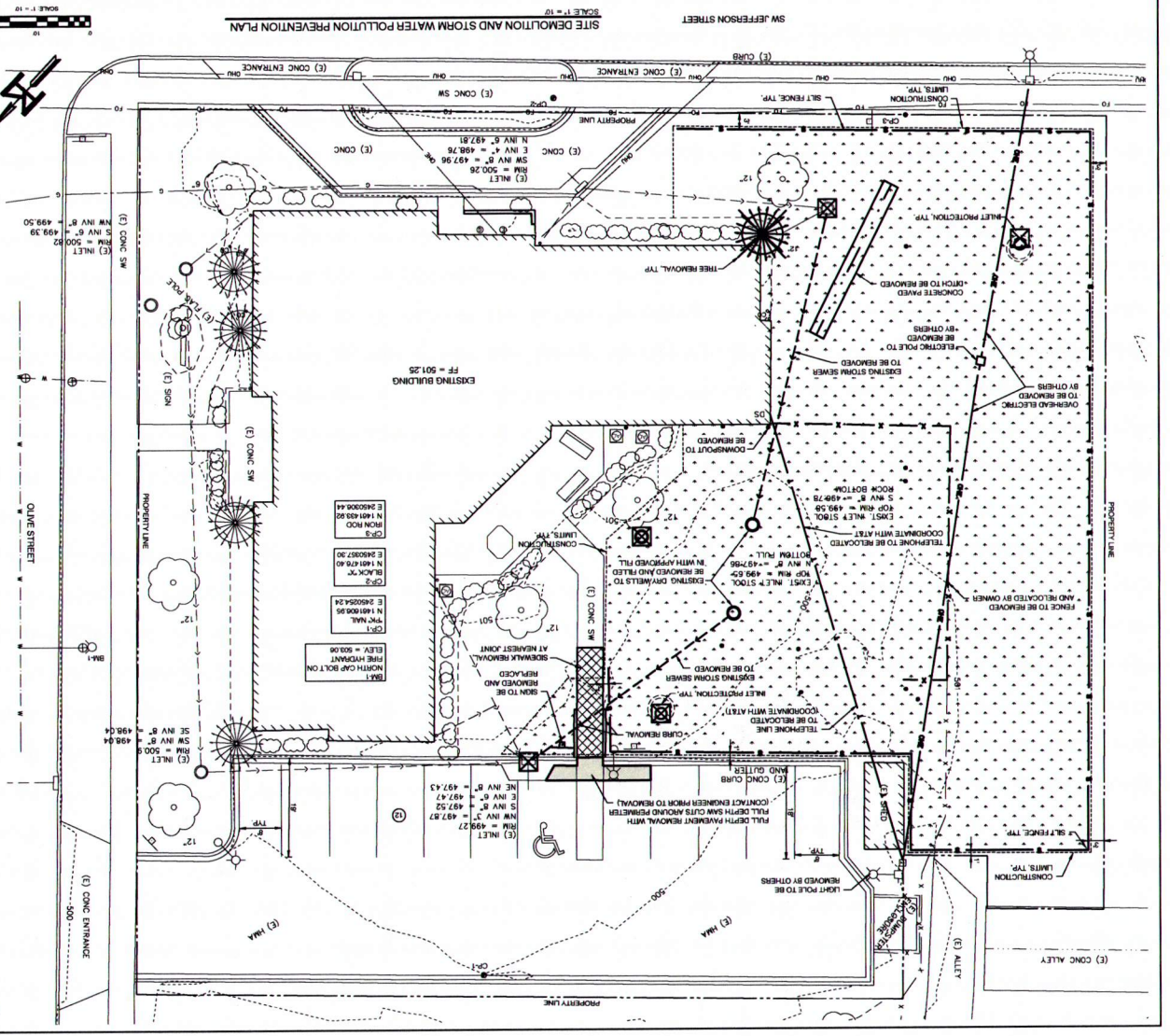
DEMOLITION SHALL BE COMPLETED BY THE PERMITS DIVISION WITHIN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. DEMOLITION SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.

### EROSION CONTROL LEGEND (Continued)

	DEEP SAWS
	TRENCH
	GRASS
	SOIL

### DEMOLITION NOTES (Continued)

DEMOLITION SHALL BE COMPLETED BY THE PERMITS DIVISION WITHIN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. DEMOLITION SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.



**PARCEL INFORMATION**

APPLICANT: 201 S. W. BRADY ST.
AREA: 4.005 ACRES
APPROVED: 01/09/17
SDK

**PERMITS REQUIREMENTS**

MULTI-FAMILY USE: 2 SPACES/UNIT
UNITS: 56
REQUIRED PARKING SPACES: 22 SPACES
REQUIRED ACCESSIBLE PARKING SPACES: 1
TOTAL PROVIDED PARKING SPACES: 22

**LANDSCAPING REQUIREMENTS**

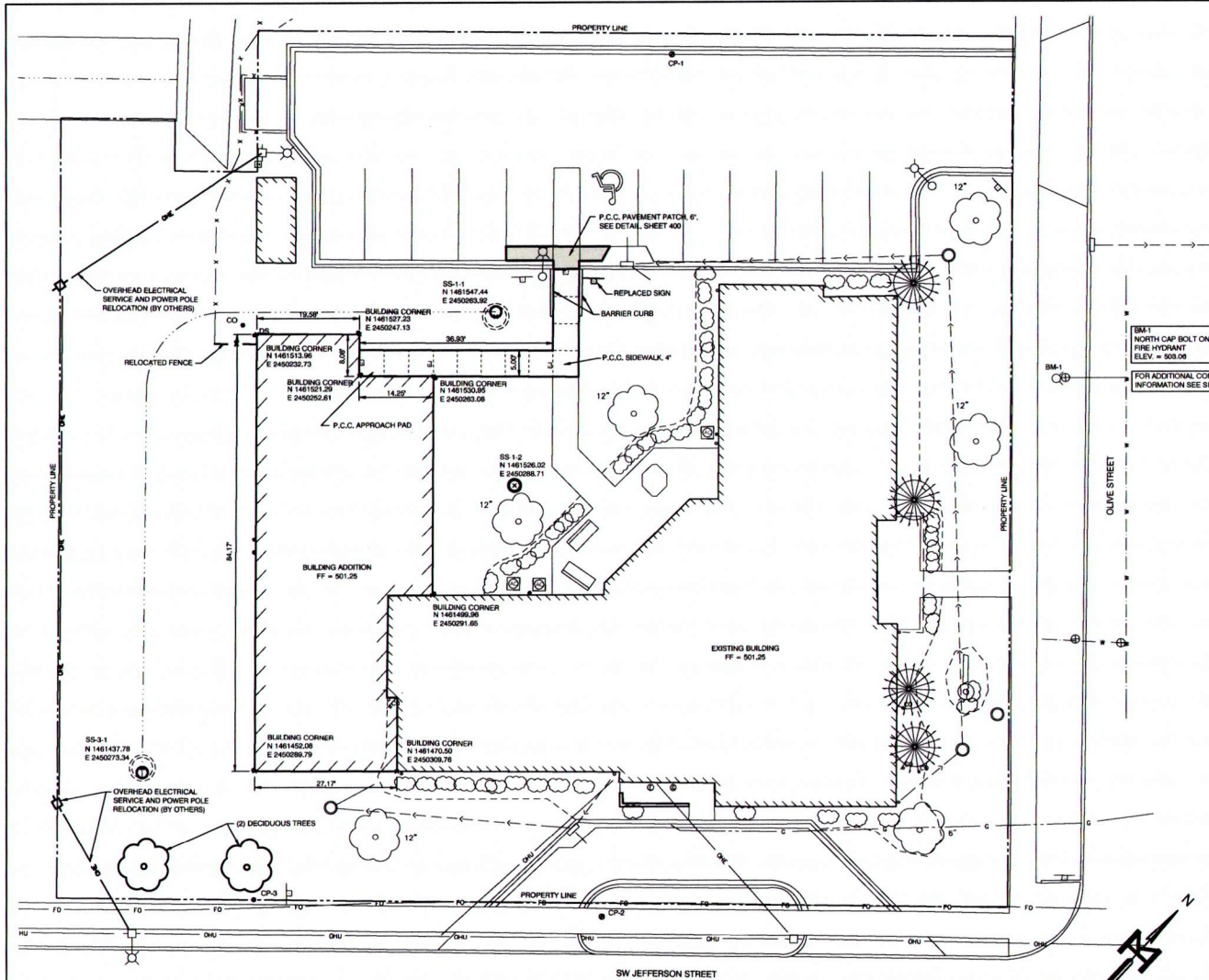
NO. OF TREES TO BE PLANTED ON JEFFERSON ST.	9
REQUIRED POINTS (JEFFERSON ST.)	91 POINTS
EXISTING TREES ON JEFFERSON ST. (13 POINTS/TREES) = 30	
REQUIRED TREES ON JEFFERSON ST. (15 POINTS/TREES) = 30	
EXISTING TREES ON JEFFERSON ST. (13 POINTS/TREES) = 30	
REQUIRED POINTS ON JEFFERSON ST.	91 POINTS
TOTAL POINTS ON JEFFERSON ST.	91 POINTS

**PERMITS REQUIREMENTS (Continued)**

REQUIREMENTS
REQUIRED ACCESSIBLE PARKING SPACES: 1
TOTAL PROVIDED PARKING SPACES: 22

**SEQUENCE OF CONSTRUCTION**

1. INSTALL PERMITS EROSION BARRIER
2. CONSTRUCT STORM BARRIER
3. INSTALL INLET AND PIPE PROTECTION
4. CLEAN AND GRAB WITH CONSTRUCTION LIMITS
5. GRAB SITE
6. BEGIN STRUCTURE CONSTRUCTION
7. TEMPORARILY BARRIERS
8. COMPLETE GRUBBING AND FINAL DEED SDO
9. REMOVE TEMPORARY EROSION DEVICES ONCE SITES IS STABILIZED



**GENERAL NOTES:**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, STANDARD SPECIFICATION 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 811 AT 1-800-852-0103, 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.

TRENCH BACKFILL (FA-6 OR APPROVED ON SITE MATERIAL) SHALL BE PLACED IN ALL TRENCHES UNDER PAVEMENT AND WITHIN 2' OF THE BACK OF CURB OR EDGE OF PAVEMENT. TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR.

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 SEED WITH DOT CLASS 1 SEED MIXTURE AT A RATE OF 200 LBS/ACRE. FERTILIZER SHALL BE APPLIED AT A 1:1:1:1 RATIO AT 270 LBS/ACRE. MULCH SHALL BE PLACED AT 2 TONS/ACRE USING DOT METHOD 2.

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

DOWNSPOUT LATERALS SHALL BE 4" PVC SLOPED AT 1% MIN. GRADE. FITTINGS OR SADDLES SHALL BE USED TO CONNECT TO EXISTING STORM SEWER.

BM-1  
NORTH CAP BOLT ON  
FIRE HYDRANT  
ELEV. = 503.08  
FOR ADDITIONAL CONTROL  
INFORMATION SEE SHEET C100

**SITE LAYOUT PLAN**

SCALE 1" = 10'



No.	Date	Revisions

**KED**  
KED ENGINEERING & DESIGN, INC.  
707 N.E. JEFFERSON AVE.  
PEORIA, IL 61603  
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FAX 309-214-0063

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Structural Engineering  
2425 N. Aurora St., Suite #4  
East Peoria, IL 61611  
www.atheconsultants.com

**M**  
MORSE & HORN ENGINEERING & LAND SURVEYING, P.C.  
Professional Surveyors  
1001 N. Jefferson Ave.  
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FAX 309-214-0063

BUILDING ADDITION FOR  
GOODWILL VETERANS HOME  
PEORIA, IL

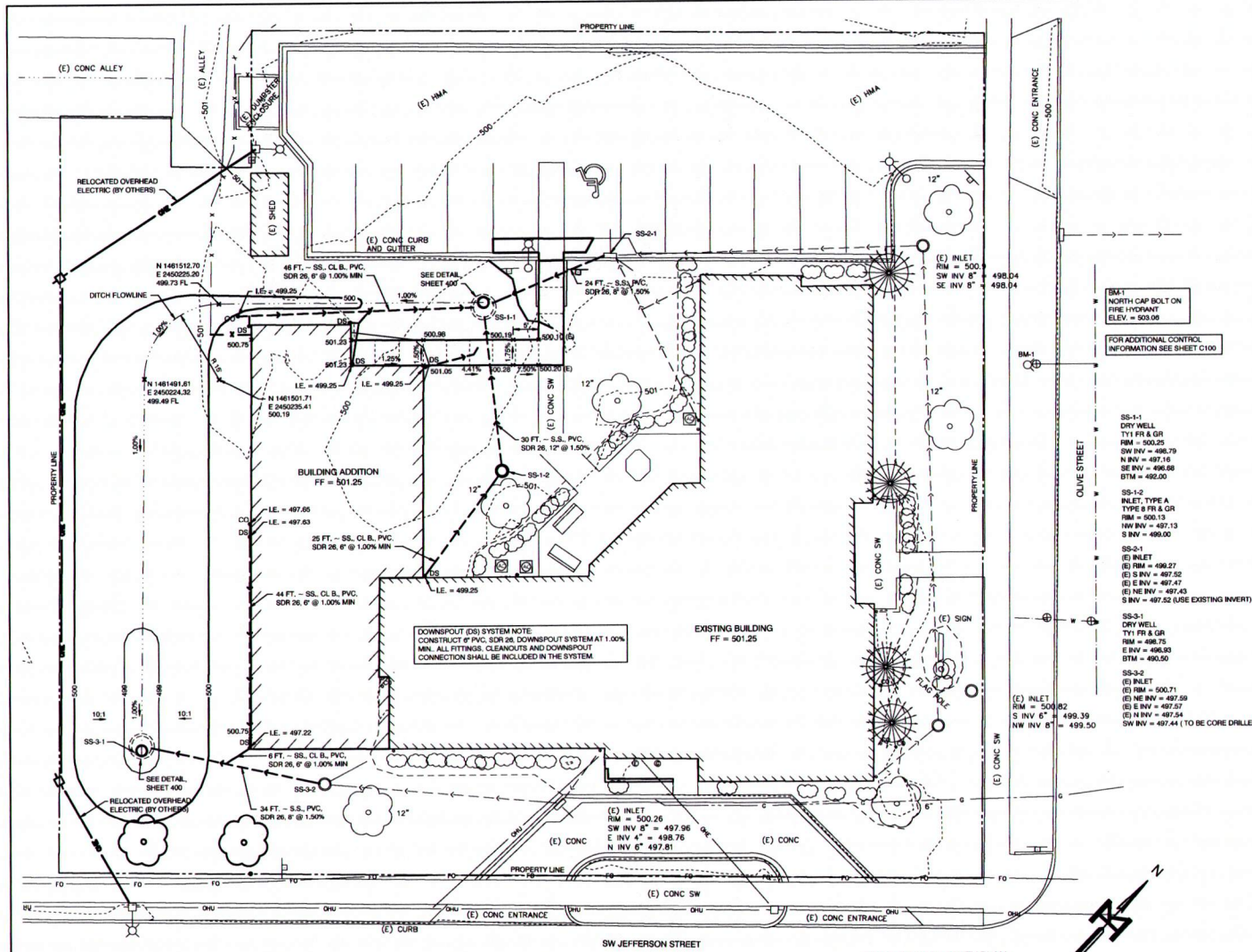
**Architectural Design Group**  
INCORPORATED

321 S.W. Water Street  
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Peoria, Illinois  
(309) 672-4400  
(309) 672-4400 Fax  
E-Mail: @ArchDesignGrp.com

SITE LAYOUT PLAN	
Proj. No.	16-170
Drawn	RWS
Issue	01/09/17
Approved	SDK

C200

ORDINANCE 17,445



**Detection Calculations - GOODWILL VETERANS HOME**

**Existing And Allowable Discharge**

Total Acres	0.6805
Pre-Development Acres	0.6805
C value	0.35
Pavement Area, Acres	0
Randall Intensity, INHR	4
Allowable Discharge, CFS	0.95

**Developed Discharge**

Total Acres	0.6805
Pavement Area, Acres	0.379
Grass C value	0.3
Paved, Gravel, Roof C Value	0.95
Randall Intensity, INHR	4
Allowable Discharge CFS	1.80

**Required Storage**

Q(P), CFS	1.80
Q(B), CFS	0.95
Storage Required, CF	764.37

**Proposed Stage Storage Table (100 year)**

Elevation	Area - sf	Volume	Consulative Volume CF
498.75	0	0	0
499.0	158.07	24	24
500.0	2656.27	1427	1451

- FOR ADDITIONAL CONTROL INFORMATION SEE SHEET C100
- SS-1-1 DRY WELL  
TYP 8 FR & GR  
RM = 500.25  
SW INV = 498.75  
N INV = 497.16  
SE INV = 496.88  
BTM = 499.00
  - SS-1-2 INLET, TYPE A  
TYPE 8 FR & GR  
RM = 500.13  
NW INV = 497.13  
S INV = 499.00
  - SS-1 (E) INLET  
(E) RM = 498.27  
(E) S INV = 497.52  
(E) E INV = 497.47  
(E) NE INV = 497.43  
S INV = 497.52 (USE EXISTING INVERT)
  - SS-3-1 DRY WELL  
TYP 8 FR & GR  
RM = 498.75  
(E) NE INV = 497.57  
(E) N INV = 497.54  
SW INV = 497.44 (TO BE CORE DRILLED)
  - SS-3-2 (E) INLET  
(E) RM = 500.71  
(E) NE INV = 497.59  
(E) E INV = 497.57  
(E) N INV = 497.54  
SW INV = 497.44 (TO BE CORE DRILLED)

**DOWNSPOUT (DS) SYSTEM NOTE**  
CONSTRUCT 6" PVC SDR 26 DOWNSPOUT SYSTEM AT 1.00% MIN. ALL FITTINGS, CLEANOUTS AND DOWNSPOUT CONNECTION SHALL BE INCLUDED IN THE SYSTEM

**BUILDING ADDITION FOR GOODWILL VETERANS HOME**  
PEORIA, IL

**Architectural Design Group**  
INCORPORATED

**SITE GRADING AND UTILITY PLAN**

PROJ. NO. 16-170	DIST. 01/09/17
Drawn RWS	Approved SDK

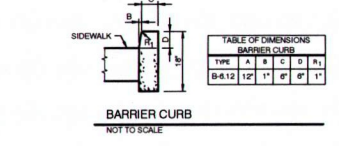
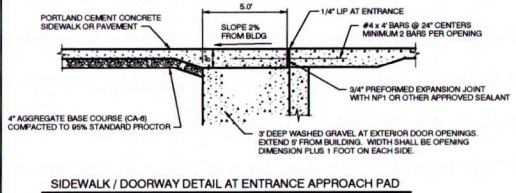
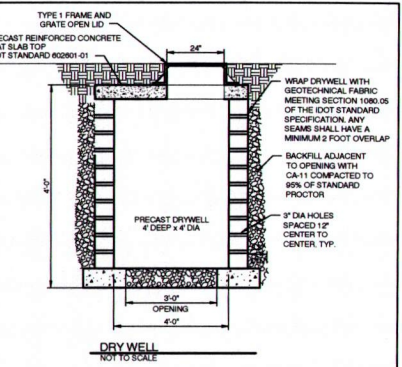
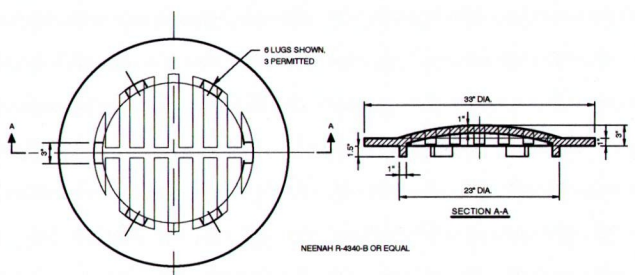
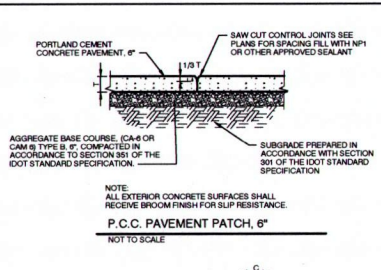
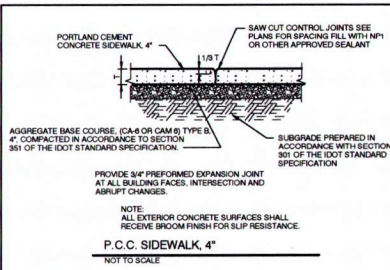
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No.	Date	Revisions

**KED**  
ENGINEERING ARCHITECTS INC.  
707 N.E. JEFFERSON AVE.  
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PH. 309-338-4005  
FAX 309-214-0063

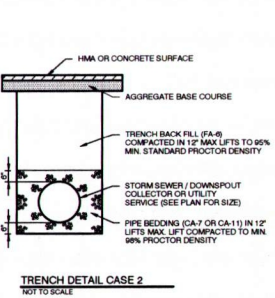
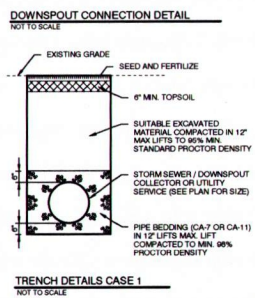
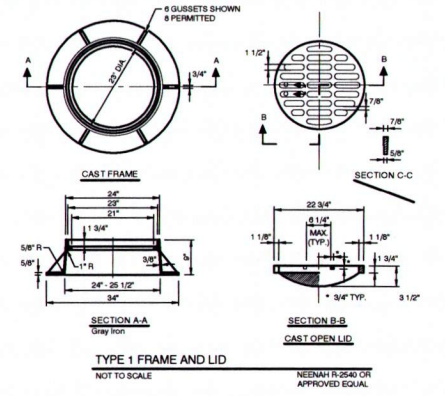
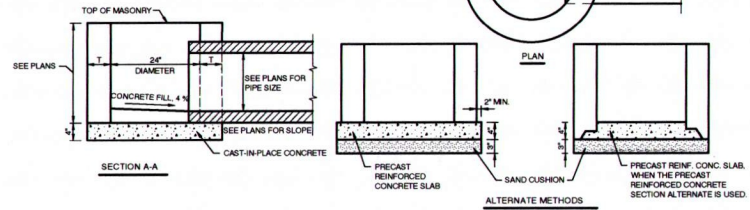
**M** MOURI LEBEN ENGINEERING & LOGO DESIGN, P.C.  
ARCHITECTS ENGINEERS  
3420 N. WILSON ST., SUITE P  
EAST PEORIA, IL 61611  
www.mleba.com

ORDINANCE 17,445

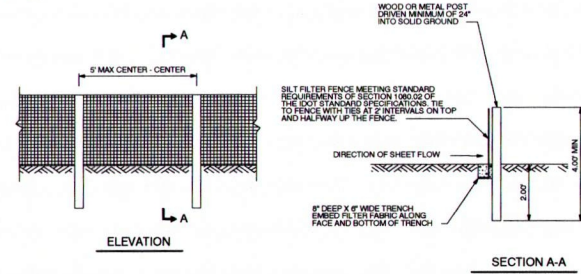


ALTERNATE MATERIALS FOR WALLS		T
BRICK MASONRY		6"
CAST-IN-PLACE CONCRETE		6"
CONCRETE MASONRY UNIT		5"
PRECAST REINFORCED CONCRETE SECTION		3"

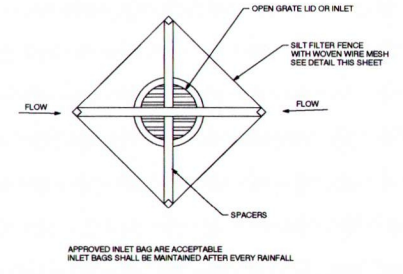
GENERAL NOTES  
AN ALTERNATE PAVED INVERT MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THAT SHOWN IN SIDE VIEW.



**INLET TYPE A DETAILS**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE



APPROVED INLET BAG ARE ACCEPTABLE. INLET BAGS SHALL BE MAINTAINED AFTER EVERY RAINFALL.

**TRENCH DETAILS**  
NOT TO SCALE

No.	Date	Revisions

**KED**  
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Structural Engineering  
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BUILDING ADDITION FOR  
**GOODWILL VETERANS HOME**  
PEORIA, IL

**Architectural Design Group**  
INCORPORATED

321 S.W. Water Street  
Suite 100  
Peoria, Illinois  
(309) 672-4488  
(309) 672-4428 Fax  
E-Mail @ArchDesignGrp.com

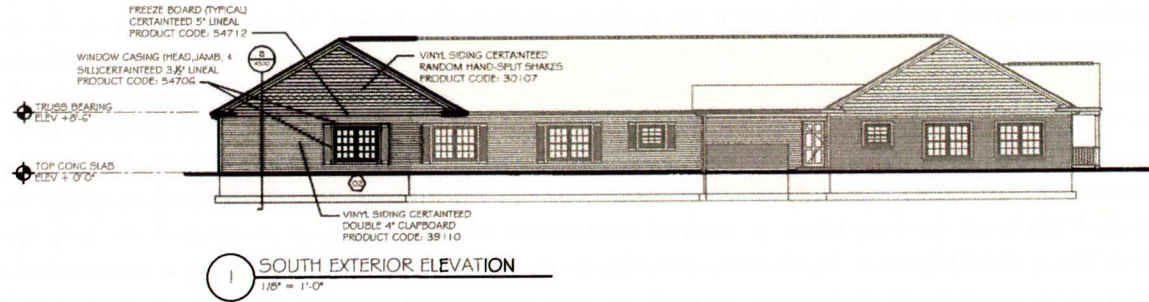
CONSTRUCTION DETAILS

PROJ. NO. 16-170  
Drawn: RWS

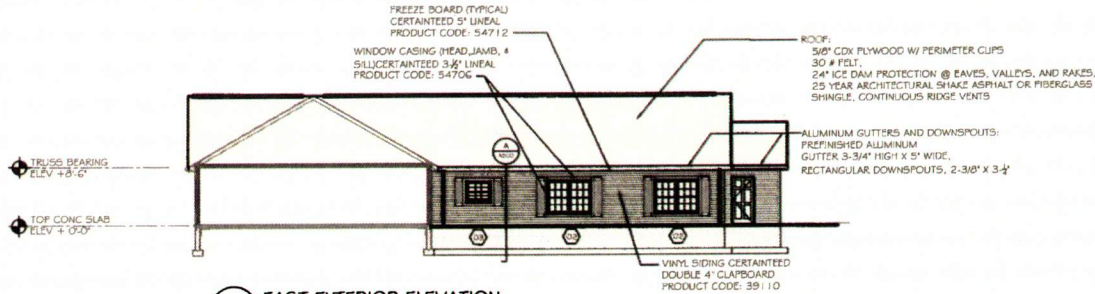
SHEET 01/09/17  
Approved: SDK

C40

ORDINANCE 17,445

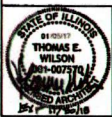


1 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
ROOFING:	ELKPRESTIGLE BARKWOOD
FACE BRICK:	DELDMODULAR DELCREST #7GDA (03-1-9)
VINYL SIDING:	CERTAINTEDMAINSTREET #07 DESERT TAN
CORNER TRIM/LINEALS:	CERTAINTEDMAINSTREET #31 SNOW
GABLE ACCENT:	CERTAINTEDMAINSTREET #59 SAVANNAH WICKER
SOFFIT:	WHITE
WINDOWS/TRIM:	WHITE
SHUTTERS:	GREEN
DOOR/CASING:	WHITE
EXTERIOR METAL CLAD:	WHITE
GUTTERS/DOWNSPOUTS:	WHITE



No.	Date	Revisions



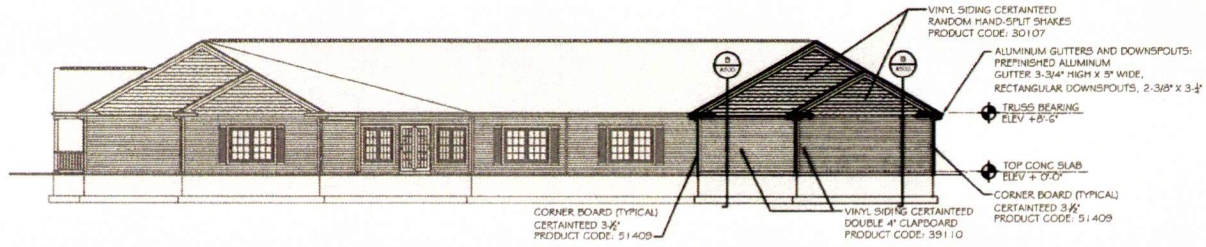
GOODWILL INDUSTRIES OF CENTRAL ILLINOIS, INC.  
**RENOVATION TO GROUP HOME**  
 PEORIA ILLINOIS



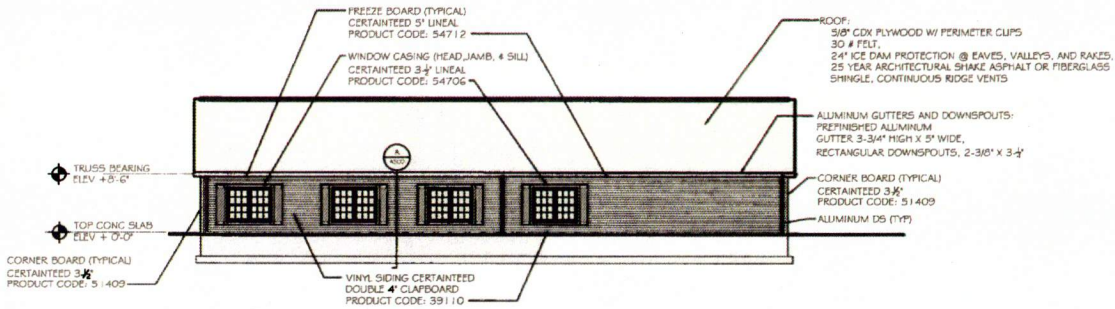
321 S.W. Water Street  
 Suite 100  
 Peoria, Illinois  
 (309) 672-6400  
 (309) 672-6400 Fax  
 E-Mail: @archdesign@pe.com

EXTERIOR BUILDING ELEVATIONS	
DATE:	1/31/17
DESIGNER:	TEW
APPROVED:	TEW

A400

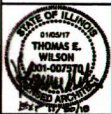


1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
ROOFING:	ELYPRESTIGUE SHAKWOOD
FACE BRICK:	BELDEN/MODULAR BELCREST #760A (03-1-9)
VINYL SIDING:	CERTAINTEED/MANHASTREET #07 DESERT TAN
CORNER TRIM/LINEALS:	CERTAINTEED/MANHASTREET #31 SNOW
CABLE ACCENT:	CERTAINTEED/MANHASTREET #59 SAVANNAH WICKER
SOFFIT:	WHITE
WINDOWS/TRIM:	WHITE
SHUTTERS:	GREEN
DOORS/CASING:	EXTERIOR METAL CLAD: WHITE
GUTTERS/DOWNSPOUTS:	WHITE



No.	Date	Revisions



GOODWILL INDUSTRIES OF CENTRAL ILLINOIS, INC.  
**RENOVATION TO GROUP HOME**  
 PEORIA ILLINOIS



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 E-Mail: @ArchDesignGrp.com

EXTERIOR BUILDING ELEVATIONS	
PROJ. NO.:	1311
DATE:	1/5/17
DESIGNER:	TEW
APPROVED:	TEW

A401