



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: May 2, 2019
CASE NO: PZ 19-16

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Embra Patterson Jr of Kingdom Temple Outreach Ministries, to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for a building greater than 15,000 sq. ft. in size for the property located at 911 W Smith Street (including 905 - 909 W Smith Street, 915 – 923 W Smith Street, and 126 S Saratoga Street, with Parcel Identification Nos. 18-08-417-016, 18-08-417-017, 18-08-417-018, 18-08-417-019, 18-08-417-020, 18-08-417-021, 18-08-417-023, 18-08-417-024, 18-08-417-025, and 18-08-417-032), Peoria IL (Council District 1)

Special note: At the April Planning & Zoning Commission meeting, a text amendment was proposed to revise the Class CN (Neighborhood Commercial) District to allow buildings greater than 15,000 sq. ft. through the Special Use process. This text amendment was approved by City Council as a first reading on Tuesday, April 23, 2019 without changes. The text amendment will be brought back to City Council on May 14, 2019 as a consent agenda item.

This special use case for Kingdom Temple is anticipated to be forwarded to City Council on May 28, 2019.

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a building greater than 15,000 sq. ft. in size. A 19,255 sq. ft. building addition is proposed onto an existing 3,293 sq. ft. building (total 22,548 sq. ft.) as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	15 parking spaces of which 1 is handicap accessible.	None	In compliance. Provide accommodations for 1 bicycle parking.
Mechanical & Utility Screening	Mechanical equipment to be ground mounted and screened with wood fence.	None	In compliance
Landscaping	Shade trees proposed for the front yards of Smith St and Saratoga St. Existing trees and shrubs are located on the eastern portion of the property.	None	In compliance
Buffers & Screening	None proposed	None	Screening of the residence at 918 W Hurlburt required upon development of adjacent property.
Signs	None proposed at this time.	None	Separate sign permit is required prior to placement of a sign.
Exterior Lighting	Exterior lighting to comply with lighting regulations of the Land Development Code.	None	Provide exterior site lighting plan, in compliance with the Land Development Code, prior to issuance of a building permit.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Setbacks, Yards, Build To	Front yard setback for Smith St = 15 ft. Front yard setback for Saratoga St = 8 ft. Rear yard setback = 23 ft.	Reduce building façade length from 80% to 55% of the required building line length on Smith St. Reduce rear yard setback from 25 ft. to 23 ft.	No objection
Height	32 feet	None	In compliance
Windows & Doors	Building addition with windows on south and west facades.	Blank walls exceeding 20 ft. Windows and doors on the ground story façade comprise less than 40% of the façade. Function entry doors are located more than 75 feet apart.	No objection
Open Space Area	Open area located north of the proposed building	None	In compliance
Access & Circulation	Utilize existing driveway from Smith Street	Existing driveway is located less than 75 feet from the block corner.	No objection

BACKGROUND

Property Characteristics

The subject property contains 1.65 acres of land and is currently developed with a 3,500 sq. ft. single story church building. The property is zoned Class C-N (Neighborhood Commercial) and surrounded by C-N (Neighborhood Commercial) zoning to the north, south, and east, and R-4 (Single Family Residential) to the west.

History

Date	Zoning
1931 - 1958	C (Apartment)
1958 - 1963	C (Apartment)
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	CN (Neighborhood Commercial)

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	Waivers for building façade design and rear yard setback

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	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 and waivers:

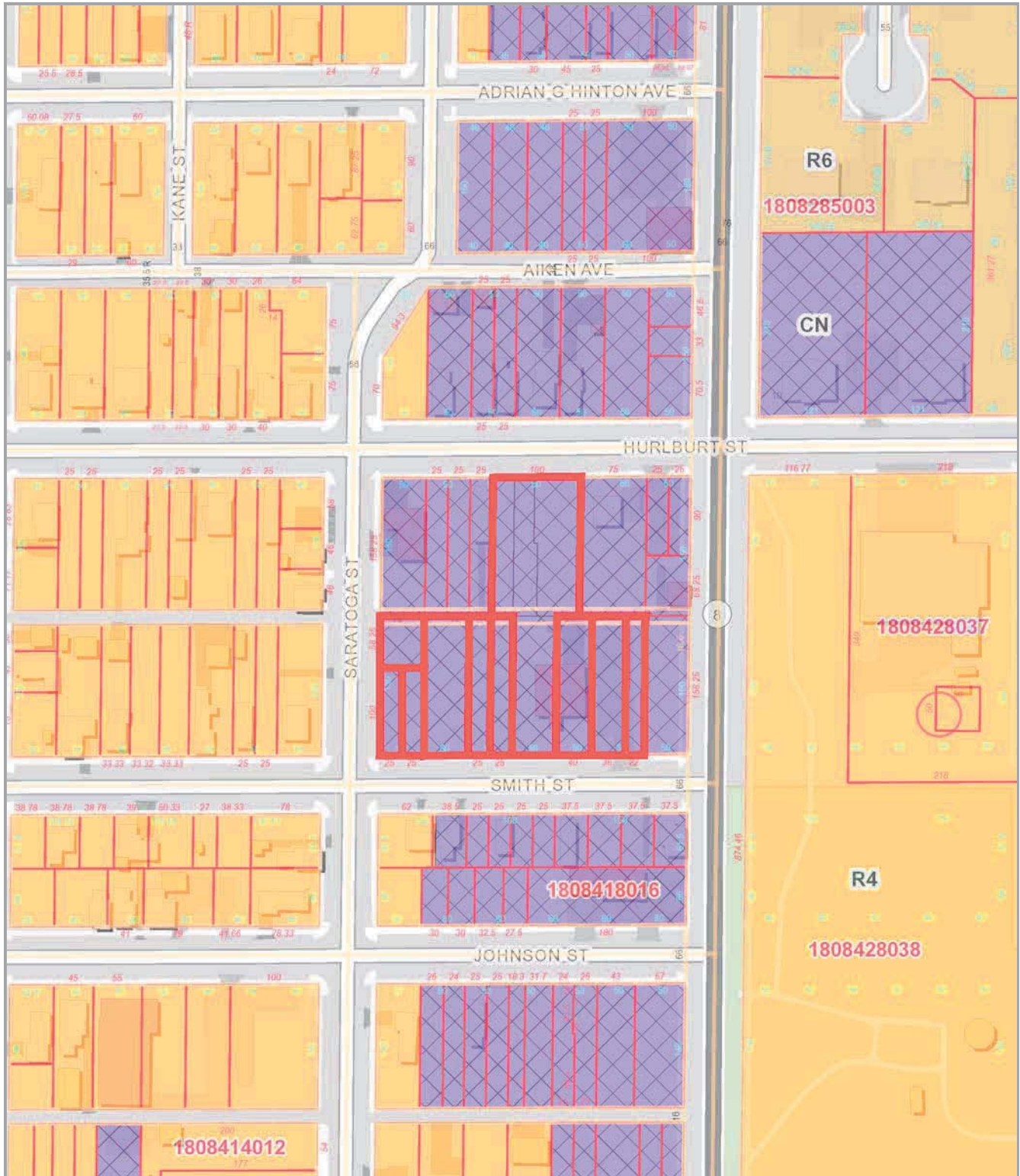
- 1) Provide an exterior lighting plan for review prior to issuance of a building permit to ensure that lighting does not exceed 0.5 footcandles when measured at the lot lines and a minimum of 0.5 footcandles for the parking area.
- 2) Provide bicycle parking accommodations for at least 1 bicycle.
- 3) Provide screening (Per Section 8.2.9 of the Unified Development Code) for the residence at 918 W Hurlburt upon development of adjacent property.
- 4) Waivers for the following:
 - a. Reduce the required building line length on Smith St from 80 % to 55% (Sec. 4.3.F.8.a).
 - b. Reduce the distance of the existing driveway from the block corner from 75 feet to 60 feet. (Sec. 4.3.F.11.a)
 - c. Reduce the rear yard setback from 25 feet to 23 feet. (Sec. 4.3.F.12)
 - d. Allow for blank walls exceeding 20 feet (Sec 4.3.G.1.a)
 - e. Reduce fenestration of windows and doors on the ground story façade from 40% to 19% of the Smith St façade and 9% of the Saratoga St façade. (Sec. 4.3.G.1.b)
 - f. Allow functioning entry doors to be located more than 75 feet apart. (Sec 4.3.G.3)

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

911 W Smith Street



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
 3/29/2019



911 W Smith Street



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 = 83 feet
 3/29/2019



PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	2-28-2019	ISSUED FOR PERMITS
02		FINAL OWNER REVIEW

PROJECT NO: RC-WP-2018-001.00
 DRAWN BY: BSP
 CHECKED BY: BSP
 APPROVED BY: BSP
 DATE: 2-28-2019
 SHEET TITLE: BUILDING ELEVATIONS
 SHEET NO.: A-400

CLIENT: KINGDOM TEMPLE CO., LLC
 911 WEST SMITH STREET
 PEORIA, IL 61603
 PH: 309.453.9993

CONTRACTOR: KINGDOM CONSTRUCTION COMPANY
 405 5th ADAMS STREET
 PEORIA, IL 61602
 PH: 309.427.0001

ARCHITECT: PUDIK ARCHITECTURE PC
 1001 WEST SMITH STREET, SUITE 100
 PEORIA, IL 61603
 PH: 309.453.9993

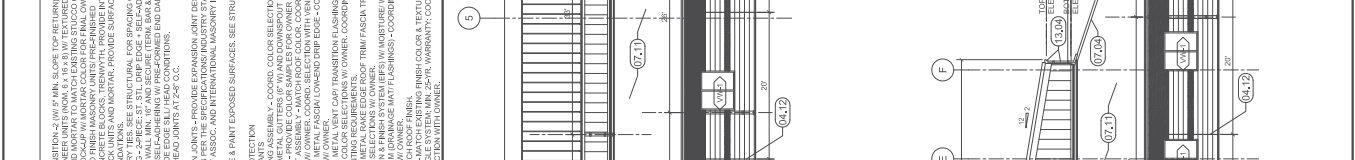
GENERAL NOTES

- CONTRACTOR TO FAMILIARIZE WITH EXISTING CONDITIONS. NEW CONSTRUCTION SHALL BE SHOWN IN RED. ALL DISCREPANCIES RESOLVED BEFORE NEW CONSTRUCTION IS FABRICATED.
- SEE SHEET A-10 & A-11 FOR ADDITIONAL INFORMATION PERTAINING TO THE EXTERIOR WALL CONSTRUCTION. SEE ELEVATIONS, BUILDING SECTIONS, WALL SECTIONS AND STRUCTURAL DRAWINGS.
- SEE SHEET A-10 FOR CONCRETE AND MASONRY TYPE FRAME DETAILS.
- COORDINATE ALL PENETRATIONS THROUGH ROOF - PROVIDE WEATHER-TIGHT FLASHING AND FLASHING DETAIL. PROVIDE WEATHER-TIGHT FLASHING AND FLASHING DETAIL. USE SILE WALKS WHEN CODE ALLOWS IN LIE OF PENETRATING ROOF CONSOLE.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS INCLUDING INTEL WALLS, WALL SECTIONS AND STRUCTURAL DRAWINGS.
- ALL PENETRATIONS VOIDS GAPS IN EXTERIOR WALLS IN ALL INTERSECTION WITH NEARBY PART SEAL.
- ALL PENETRATIONS, FINISHES AND CEILING SECTIONS TO BE COORD. WITH OWNER.
- PROVIDE IN-WALL SUPPORT BLOCCING, SEALED WEATHER-TIGHT THROUGH-WALL FLASHING AND FLASHING DETAIL. PROVIDE WEATHER-TIGHT FLASHING AND FLASHING DETAIL.
- MECHANICAL CONTRACTOR TO COORD. EQUIPMENT BUILDINGS. SEE ALL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS FRAMING.
- ATTACHMENT, LOCATIONS & DESIGN OF ANY REQUIRED CONTROL EXPANSION JOINTS SHALL BE COORD. WITH OWNER. PROVIDE WEATHER-TIGHT FLASHING AND FLASHING DETAIL.
- CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.
- BUILDING CONTRACTOR'S SCOPE OF WORK, WHICH DIVISION ITEMS ARE INCLUDED IN THIS DRAWING SHALL BE COORD. WITH OWNER. PROVIDE WEATHER-TIGHT FLASHING AND FLASHING DETAIL.
- WORK WITH THE SUBSEQUENT CONTRACTOR IN THE DRAWINGS TO PRESENT EXCLUSION OF MATERIALS SUPPLIED WORK PERFORMED BY SUBSEQUENT CONTRACTORS.

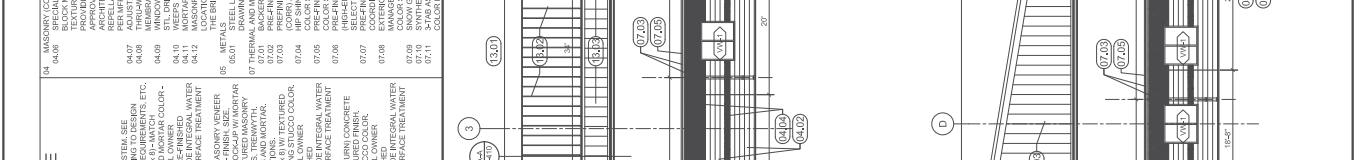
KEYNOTE LEGEND

- SPECIFICATION DIVISIONS - SCOPE**
- (01.00) = SHEET SPECIFIC KEYNOTE
03. CONCRETE
 03.01 CONCRETE FOOTING - SEE STRUCTURAL
04. MASONRY
 04.01 CONCRETE MASONRY UNITS (CMU) FOUNDATION WALL SYSTEM. SEE CRITERIA, SHAPES, SIZES, REINFORCEMENT, GROUTING REQUIREMENTS, ETC.
 04.02 PROVIDE SAMPLES FOR MORTAR COLOR FOR FINAL OWNER APPROVAL. APPROVAL, THAT TWO FINISH MASONRY UNITS (PRE-FINISHED) REPELLANT FOR BLOCK UNITS AND MORTAR. PROVIDE SURFACE TREATMENT ADJUSTABLE FINISHING. SEE STRUCTURAL FOR SPACING CRITERIA.
 04.03 WINDOW FLASHING - SELF-ADHESIVE ST. ST. Drip EDGE - SELF-ADHESIVE W/P. WINDOW FLASHING - SELF-ADHESIVE W/P PRE-FORMED DRIP DAMS AND ST. WEEP LOCATED IN HEAD JOINTS AT 2" O.C.
 04.04 MASONRY EXPANSION JOINTS - PROVIDE EXPANSION JOINT DESIGN AND LOCATIONS SPACING PER THE SPECIFICATIONS, INDUSTRY STANDARDS OF LOCAL TRADE ASSOCIATION AND TRADE ASSOCIATION. MASONRY INSTITUTE.
 04.05 METALS - PRIME SPANIT EXPOSED SURFACES. SEE STRUCTURAL DRAWINGS.
 04.06 THERMAL AND MOISTURE PROTECTION
 04.07 PRE-FINISHED METAL BUILDING SYSTEM
 04.08 PRE-FINISHED METAL BUILDING SYSTEM
 04.09 PRE-FINISHED METAL BUILDING SYSTEM
 04.10 PRE-FINISHED METAL BUILDING SYSTEM
 04.11 PRE-FINISHED METAL BUILDING SYSTEM
 04.12 PRE-FINISHED METAL BUILDING SYSTEM
 04.13 PRE-FINISHED METAL BUILDING SYSTEM
 04.14 PRE-FINISHED METAL BUILDING SYSTEM

1 SOUTH ELEVATION



2 WEST ELEVATION



16 PRELIMINARY - NOT FOR CONSTRUCTION

CONTRACTOR TO FAMILIARIZE WITH EXISTING CONDITIONS. NEW CONSTRUCTION SHALL BE SHOWN IN RED. ALL DISCREPANCIES RESOLVED BEFORE NEW CONSTRUCTION IS FABRICATED.

SEE SHEET A-10 & A-11 FOR ADDITIONAL INFORMATION PERTAINING TO THE EXTERIOR WALL CONSTRUCTION. SEE ELEVATIONS, BUILDING SECTIONS, WALL SECTIONS AND STRUCTURAL DRAWINGS.

ALL PENETRATIONS VOIDS GAPS IN EXTERIOR WALLS IN ALL INTERSECTION WITH NEARBY PART SEAL.

MECHANICAL CONTRACTOR TO COORD. EQUIPMENT BUILDINGS. SEE ALL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS FRAMING.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

WORK WITH THE SUBSEQUENT CONTRACTOR IN THE DRAWINGS TO PRESENT EXCLUSION OF MATERIALS SUPPLIED WORK PERFORMED BY SUBSEQUENT CONTRACTORS.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT. CONTRACTOR TO COORD. SPONGE SELECTION AND SPONGE LIGHTING W/ ELECT.

COMING SOON

KINGDOM TEMPLE CHURCH



Mohr and Kerr Engineering
and Land Surveying

