



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board (prepared by Kimberly Smith)  
**DATE:** December 1, 2016  
**CASE NO:** PZ 16-44

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Lox of Kelley Construction Contractors Inc., for Catholic Diocese of Peoria, to obtain a Special Use in a Class I-2 (Railroad/Warehouse Industrial) District, to allow for a Soup Kitchen, for the property located at 1825 NE Adams Street (Parcel Index Nos. 18-03-276-004 through -011 and 18-03-276-021 through -029), Peoria, Illinois (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for a Soup Kitchen. The Soup Kitchen will occupy approximately 3500 square feet of an existing 40,000 square foot building, used by the Catholic Diocese as a warehouse for donation items.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	12 spaces plus 3 accessible spaces shown on site plan; petitioner indicated the loading docks will no longer be used.	None	In compliance
Exterior Lighting	Not to exceed 3 foot candles when measured at the property line.	None	Lighting plan required prior to issuance of a building permit

**BACKGROUND**

**Property Characteristics**

The subject property contains 3.19 acres of land developed with warehouse. The property is zoned Class I-2 (Railroad/Warehouse Industrial); with a portion zoned CG (General Commercial). It is surrounded by R-6 (Multifamily) and CG (General Commercial) to the north and east; CG (General Commercial) and I-2 (Railroad/Warehouse Industrial) to the west; and I-3 (General Industrial) to the south.

**History**

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	J (Industrial)
1963 - 1990	C-3 (General Commercial) and I-2 (Light Industrial)
1990 - Present	CG (General Commercial) and I-2 (Railroad/Warehouse District)

**DEVELOPMENT 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	Improve parking lot surface and striping; and replace deteriorated and non-ADA-compliant walks and curbs along property frontage
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	Yes, existing conditions	Comply with UDC Section 8.2.8. Parking lot perimeter landscaping and screen mechanicals
Comprehensive Plan Critical Success Factors	Reinvest in neighborhoods	None
City Council Strategic Plan Goals	Grow Peoria: Businesses, Jobs and Population	None

Parking lot perimeter landscaping requirements are as follows:

1. The perimeter of all parking areas and other vehicular use areas with frontage on any portion of an existing public right-of-way shall be screened by a continuous landscaped hedge, a decorative masonry wall, or any combination thereof.
2. No wooden fences.
3. Landscaped hedge must be a minimum 30 feet in height, with maximum growth to 36 inches in height.
4. A decorative wall shall not exceed 36 inches in height.

**SITE PLAN REVIEW BOARD RECOMMENDATION**

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

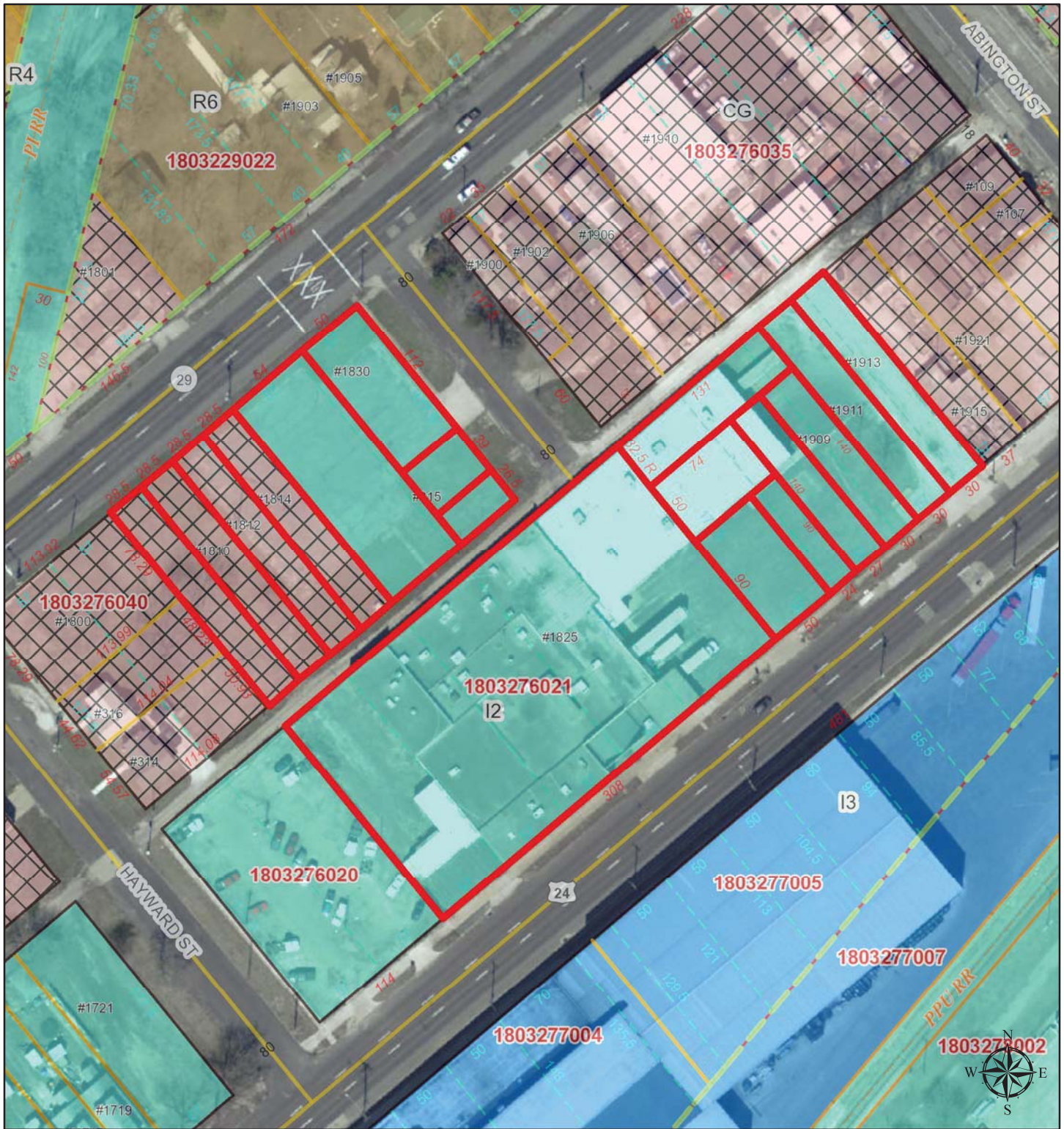
1. Improve parking lot surface and striping.
2. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
3. Comply with UDC Section 8.2.8. Parking lot perimeter landscaping.
4. Screen mechanicals.

**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 Renderings

# PZ 16-44: Zoning



1 inch = 100 feet

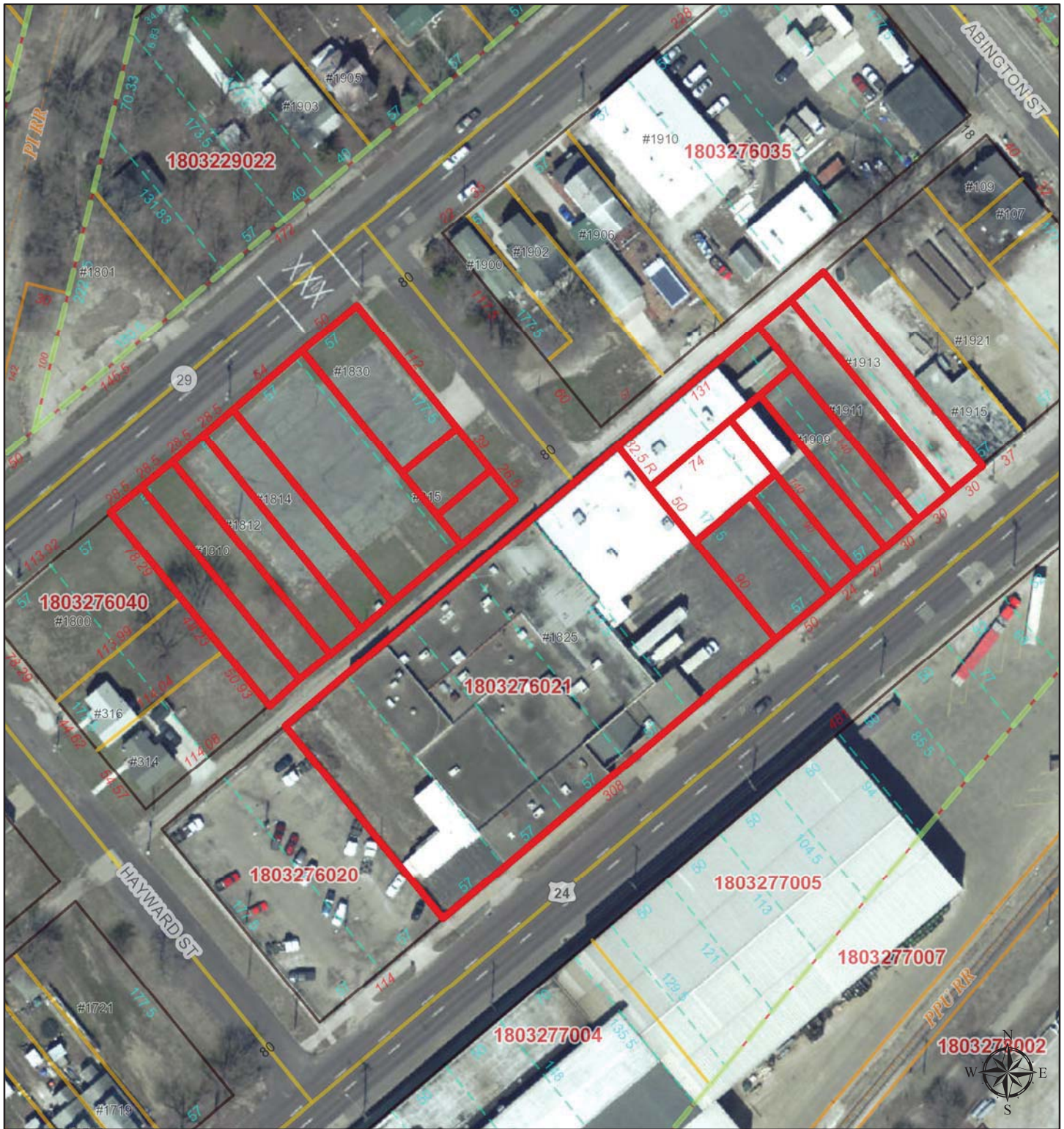


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 16-44: Aerial map



1 inch = 100 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



CATHOLIC DIOCESE  
SITE PLAN  
1425 NE ADAMS

DRAWINGS PROVIDED BY:

DATE:

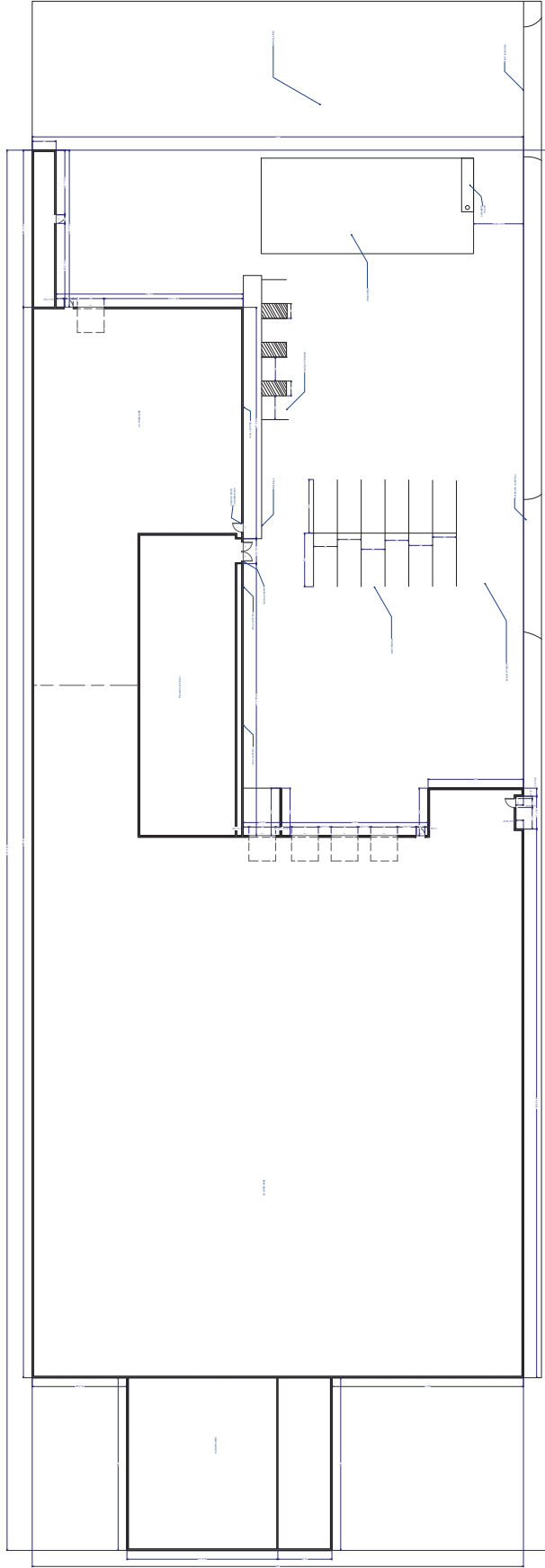
11/7/2016

SCALE:

SHEET:

P-1

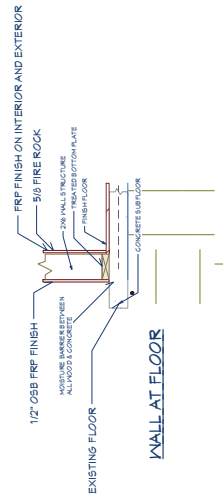
NUMBER	DATE	REVISION	DESCRIPTION



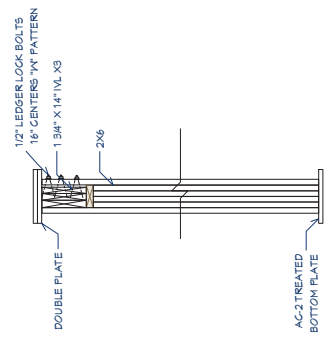
1st Floor



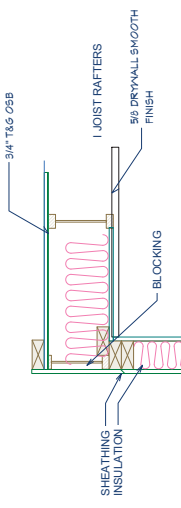




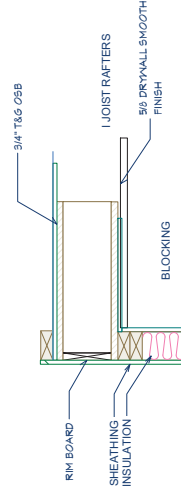
**WALL AT FLOOR**



**BEAM POCKET**



**CEILING JOISTS AT WALL**



**CEILING JOISTS AT WALL**



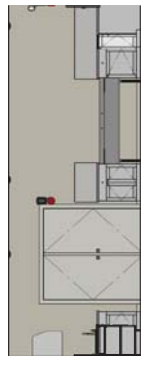
**SEATING - C**



**KITCHEN - C**



**SEATING - A**



**KITCHEN - B**



**OVERVIEW 3-D**



**KITCHEN - D**

DRAWINGS PROVIDED BY:

DATE:  
10/14/2016

SCALE:

SHEET:  
**A-3**

NUMBER	DATE	REVISION BY	DESCRIPTION





Front Elevation



Rear Elevation



Right Elevation



Front elevation continued



Left Elevation