

ORDINANCE 17,411

An ORDINANCE Approving a SPECIAL USE for Waivers to Allow Waivers Related to Roof Type and Street Wall 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)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is zoned in a Class WH (Warehouse) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a special use with a waiver per Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on October 6, 2016, 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, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such Special Use and Waivers 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 a Special Use is hereby granted as per the site plan and elevations, with waivers and conditions, for following described property:

TRACT 1 (18-09-353-023)

LOT 3 AND THE NORTHEAST HALF OF LOT 4, ALL IN BLOCK 5 IN VORIS FIELD, IN THE CITY OF PEORIA, SITUATED IN PEORIA COUNTY, ILLINOIS.

TRACT 2 (18-09-353-006)

THE SOUTHWEST HALF OF LOT 4 AND THE NORTHEAST HALF OF LOT 5 IN BLOCK 5 OF VORIS FIELD ADDITION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8

NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF PEORIA, STATE OF ILLINOIS.

With respect to the Special Use, said Ordinance is hereby approved 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.

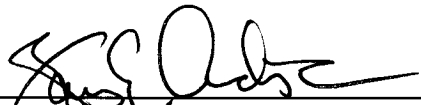
Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class WH (Warehouse Form) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

____ 25th _____ DAY OF _____ October _____, 2016.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:

Donald P. Leist
Corporation Counsel

PROJECT NO. 17411

DATE OF ISSUE: 08/25/20

THRIFT STORE 1112 SW JEFFERSON
SITE LAYOUT PLAN

SCALE: 1" = 10'

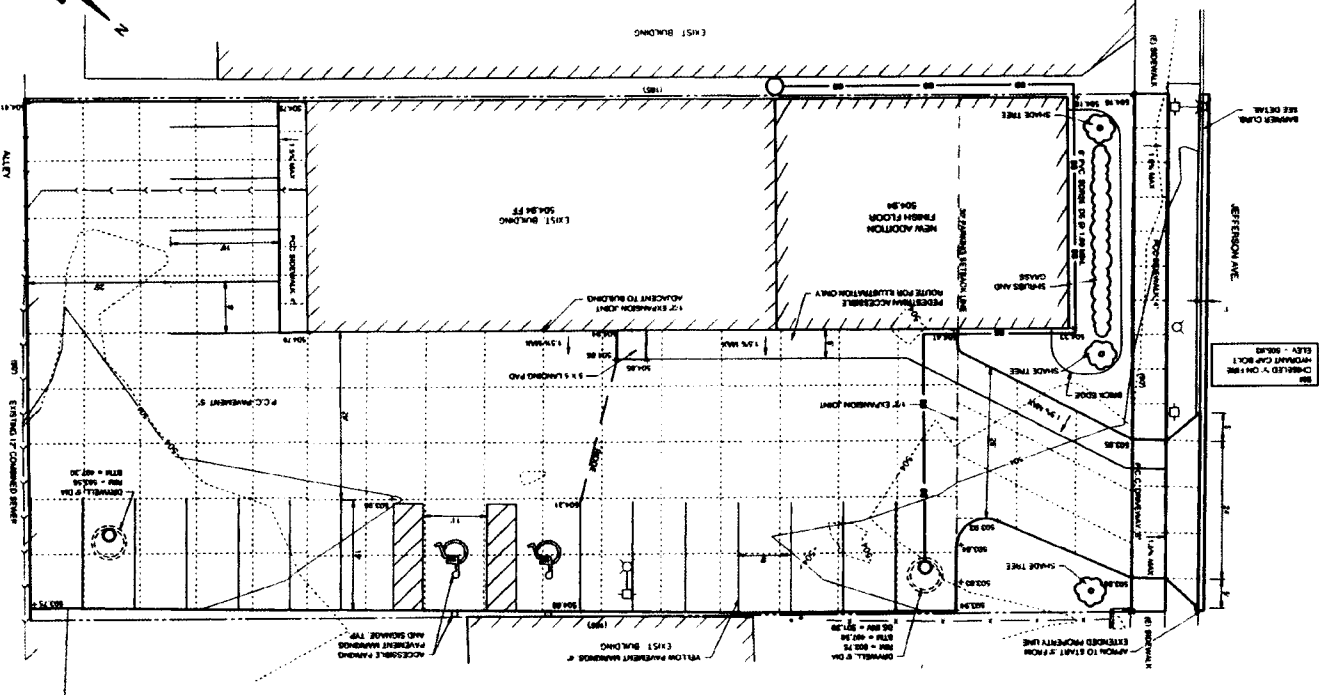
PEORIA RESCUE MINISTRIES, INC.
601 SW ADAMS ST
PEORIA, IL 61652

DATE	08/25/20
SCALE	1" = 10'
PROJECT NO.	17411
OWNER	PEORIA RESCUE MINISTRIES, INC.
DESIGNED BY	M&K
CHECKED BY	M&K
DATE	08/25/20

M&K ENGINEERING & LAND SURVEYING, P.C.
Professional Design Firm #184 000081
1001 N. University Road, Suite 100
Peoria, Illinois 61614
Phone: 309.692.4501
Fax: 309.692.4501
www.mksurveying.com

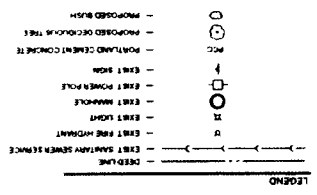


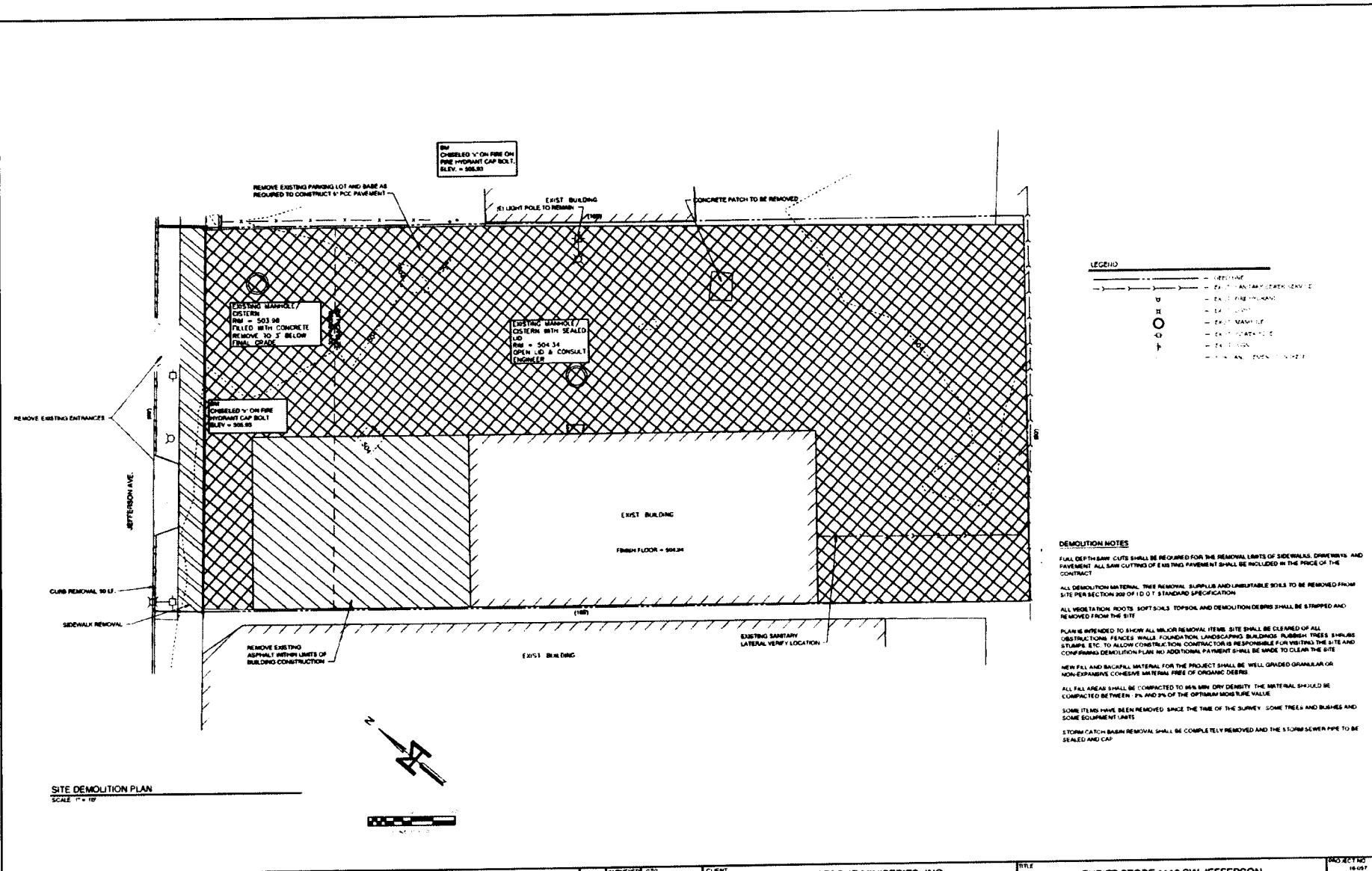
SITE LAYOUT PLAN
SCALE: 1" = 10'



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- REFER TO METHOD OF PAYMENT NOT AVAILABLE.
- ALL UTILITIES UNDERGROUND UTILITIES SHOWN ON THIS ARE APPROXIMATE EXACT LOCATION AND DEPTHS TO BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CALL LINES 4" DIA. OR 1-1/2" DIA. OR HIGHER PRIOR TO CONSTRUCTION.
- THE AREA HAS BEEN EXCAVATED DURING CONSTRUCTION TO BE REPAIRED AND LOCATION SHALL BE INDICATED BY THE CONTRACTOR TO BE PLACED AND BUILT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
- UTILITIES SHALL BE REPAIRED TO ORIGINAL CONDITION.
- EXPOSED UTILITIES SHALL BE REPAIRED TO ORIGINAL CONDITION.
- IF A UTILITY CONTACT RESULTS IN DAMAGE TO A UTILITY OR WILL CAUSE THE DAMAGE AND STORM STRUCTURES SHALL BE REPAIRED FOR ANY DAMAGE CAUSED BY THE CONTRACTOR.
- PORTLAND CEMENT CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.
- ELEVATIONS SHOWN ON THE PLAN ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
- FINISH GRADES ON THE ORIGINAL CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION.
- GRADES SHALL BE MAINTAINED AT A MINIMUM OF 1% TO 2% DRAINAGE.
- GRADES SHALL BE MAINTAINED AT A MINIMUM OF 1% TO 2% DRAINAGE.
- REVISIONS SHALL BE MADE AT A MINIMUM OF 1% TO 2% DRAINAGE.
- REVISIONS SHALL BE MADE AT A MINIMUM OF 1% TO 2% DRAINAGE.





LEGEND

—	EXISTING
—	EXISTING SANITARY LATERAL
—	EXISTING FIRE HYDRANT
—	EXISTING LIGHT
—	EXISTING MANHOLE
—	EXISTING DATA POINT
—	EXISTING CURB
—	EXISTING SIDEWALK

DEMOLITION NOTES

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

ALL DEMOLITION MATERIAL, THE REMOVAL SURPLUS AND UNDESIRABLE SOILS TO BE REMOVED FROM SITE PER SECTION 100 OF I.D.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 95% 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 LIMITS.

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.
5801 W. Prospect Road, Suite 405
Peoria, Illinois 61614
www.mohr-kerr.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm # 184 005081

NO.	DATE	NUMBER OF REVISIONS	BY	CHECKED	DATE

SURVEYED	C.T.S.	CLIENT
DRAWN	SKC	PEORIA RESCUE MINISTRIES, INC.
CHECKED	SKC	801 SW ADAMS ST.
SCALE	1" = 30'	PEORIA, IL 61652
DATE	04-30-16	

TITLE	PROJECT NO.
THRIFT STORE 1112 SW JEFFERSON DEMOLITION PLAN	16-037
	SHEET 1 OF 1
	DRAWING NO.
	C2

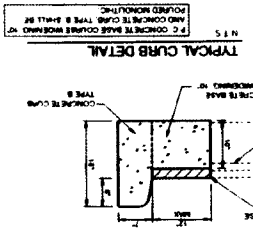
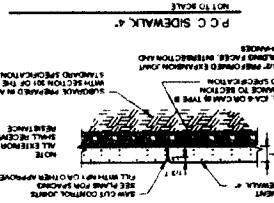
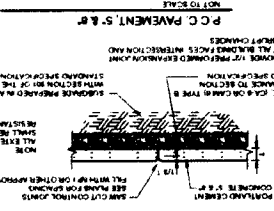
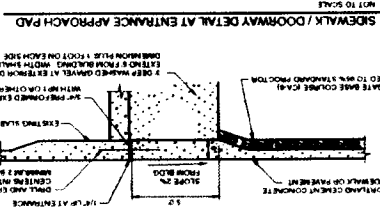
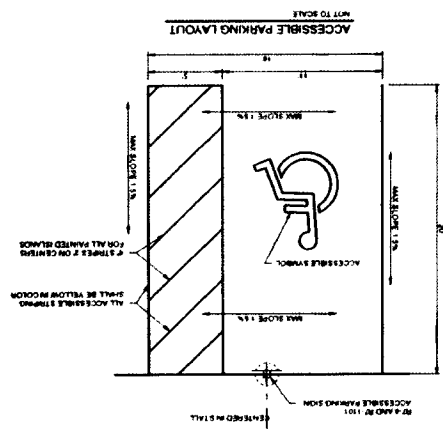
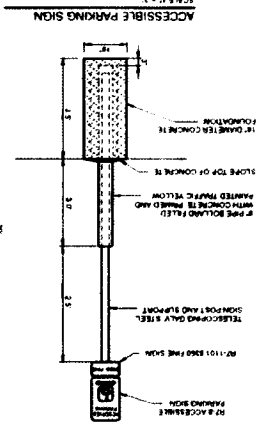
ORDINANCE 17,411



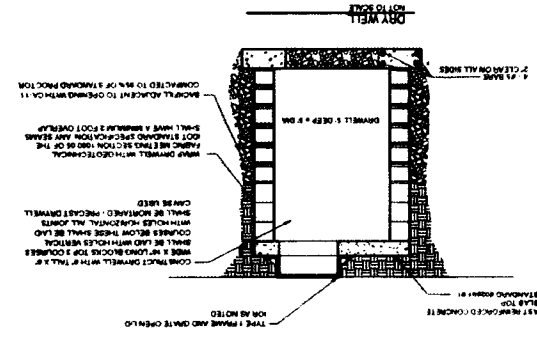
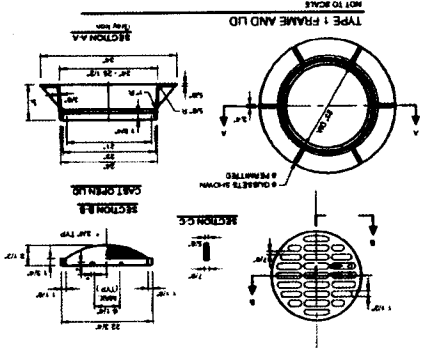
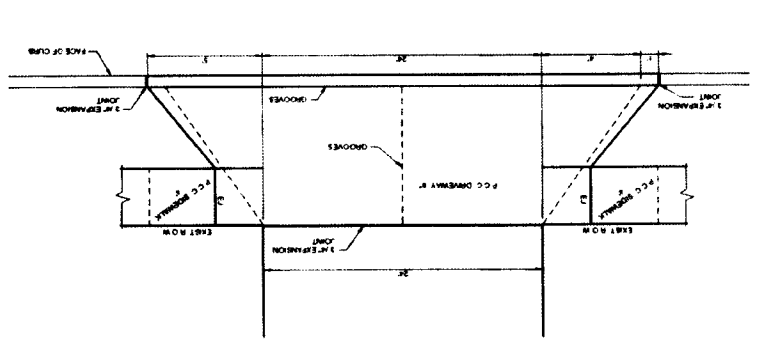
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5001 N. Prospect Road, Suite 800
 Peoria, Illinois 61614
 Phone: (309) 696-0001
 Fax: (309) 696-0001
 www.mohr-kerr.com
 Professional Design Form # 104-000001

DATE	NO. OF SHEETS	SHEET NO.
10/25/10	1	1
PROJECT	CLIENT	DATE
PEORIA RESCUE MINISTRIES, INC.	801 SW ADAMS ST. PEORIA, IL 61602	

DETAIL SHEET



P.C.C. DRIVEWAY PAVEMENT, 8' WIDE



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

FLOOR PLAN
SCALE: 3/8" = 1'-0"

CROSS SECTION
SCALE: 3/8" = 1'-0"

CORNER
SCALE: 3/8" = 1'-0"

SIDE WALL
SCALE: 3/8" = 1'-0"

FOUNDATION WALL
SCALE: 3/8" = 1'-0"

ELEVATIONS
SCALE: 3/8" = 1'-0"

General Notes

NOTES:
 USE GROUP: MERCANTILE (M)
 CONSTRUCTION TYPE: TYPE IIB

ALLOWABLE SQ FT	12,500
(SEE TABLE 505 OF BC 2006)	
PROPOSED SQ FT -	2000
EXISTING SQ FT -	5452
TOTAL -	5452

TOTAL OCCUPANT LOAD - 75

FRONT FACADE:
 WINDOWS OR ELEMENTS
 50 FT OF FACADE -
 909K (2) = 100 SQUARE FEET
 (6) 4'-4" X 4' WINDOWS
 = 104 SQ FT OF WINDOWS

MECHANICALS:
 MECHANICALS ARE NOT INCLUDED
 UNDER THESE DRAWINGS AND
 WILL BE DONE BY OTHERS.

VARIANCE:
 STANDING SEAM ROOF OR
 EQUAL.
 LANDSCAPE WALL
 SETBACK

WAGENBACH BUILDERS

No.	Revision/Issue	Date

Project Name and Address:
 WAGENBACH BUILDERS INC.
 20257 STATE ROUTE 9
 PEORIA, IL 61654
 309.925.5205

Project Name and Address:
 PEORIA RESCUE MISSION
 112 SW JEFFERSON AVE.
 PEORIA, IL 61605
 PIN#18-09-553-025

Project: ADDITION
Date: 08-25-16
Sheet: A101

32,500 1/16