



MEMORANDUM

TO: Construction Commission

THRU: Ross Black, Community Development Director

FROM: Emily L. Ambroso, PE, Civil Engineer II, City of Peoria


DATE: September 9, 2019

RE: Request for Variance from Floodplain Ordinance

The City has received a building permit application for 101 Liberty Street, which currently houses Nailon Plumbing and is proposed to house Ardor Breads & Provisions in a currently unused portion of the building. Proposed improvements to the building exceed fifty percent of the building's appraised value, therefore it is considered a substantial improvement as defined in Chapter 12 of the City's Municipal Code. Per FEMA regulations, buildings undergoing substantial improvements must be brought into compliance with current floodplain regulations, including proper floodproofing. This typically includes filling of basements below grade and the installation of flow-through openings below the base flood elevation.

Based on the physical characteristics of the structure, namely that flow through openings are impractical due to its shared walls with adjacent structures, a variance is requested relieving the developer from these particular floodproofing measures. Further, the building is on the National Register of Historic Places, thereby allowing for more permissive criteria being applied.

The base flood elevation at the building location is 460.0, and buildings in the Riverfront Redevelopment Area are required to provide protection to the base flood plus one-tenth of a foot, or 460.1. Although the applicant did not provide survey data for the sidewalk elevation at the property, IDNR LIDAR data indicates the sidewalk is at elevation 456.5, and plans provided by the applicant indicate the finished first floor is 4'1" above the sidewalk, or at elevation 460.6, which is above the required flood protection elevation. This is consistent with nearby survey data that the City has collected in the past as well.

ILLINOIS
Elevation
Finder  About

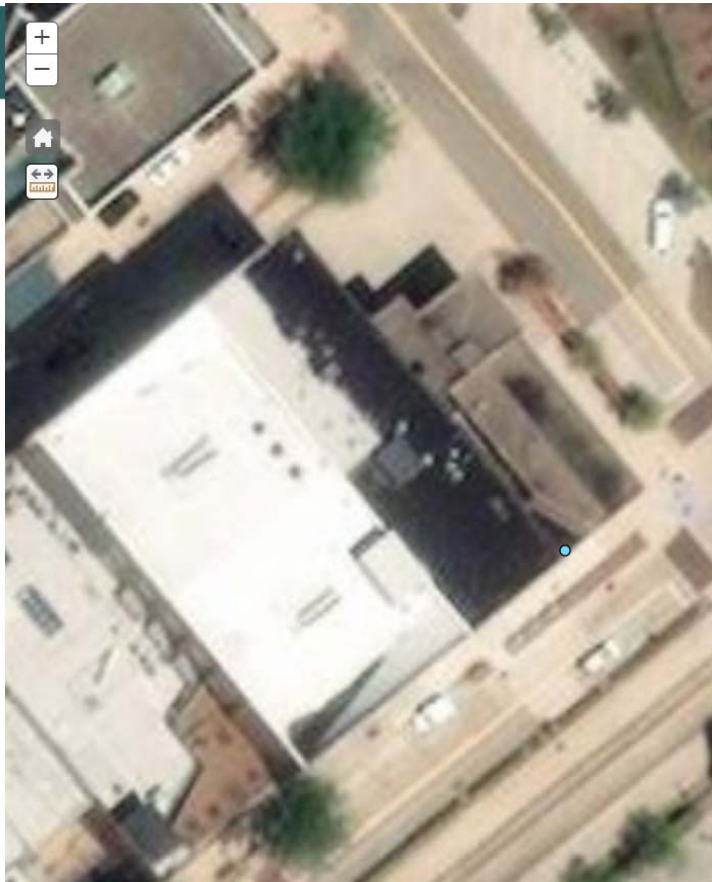
Ground elevation is 456.51 feet
[More Info](#)

Either enter an address
... or zoom in and click on a map location >

The map will switch to aerial
photography when zoomed in far enough.

DFIRM Layer
 Hillshade Relief Layer

This tool is provided as a convenience.
Please verify results with proper authorities
before using for any important purpose.
Most of the information used by this tool was
provided by other parties and the Illinois
Department of Natural Resources cannot
vouch for the accuracy of the data
or be held responsible for the correctness
of any specific results obtained.



Source: <http://geoserver.dnr.illinois.gov/elev/>

The owner has stated that the basement is unused with the exception of an oversized sump pit (which historically has only taken a few inches of water) and the electrical room. The elevator that services the building will be locked at the first floor.

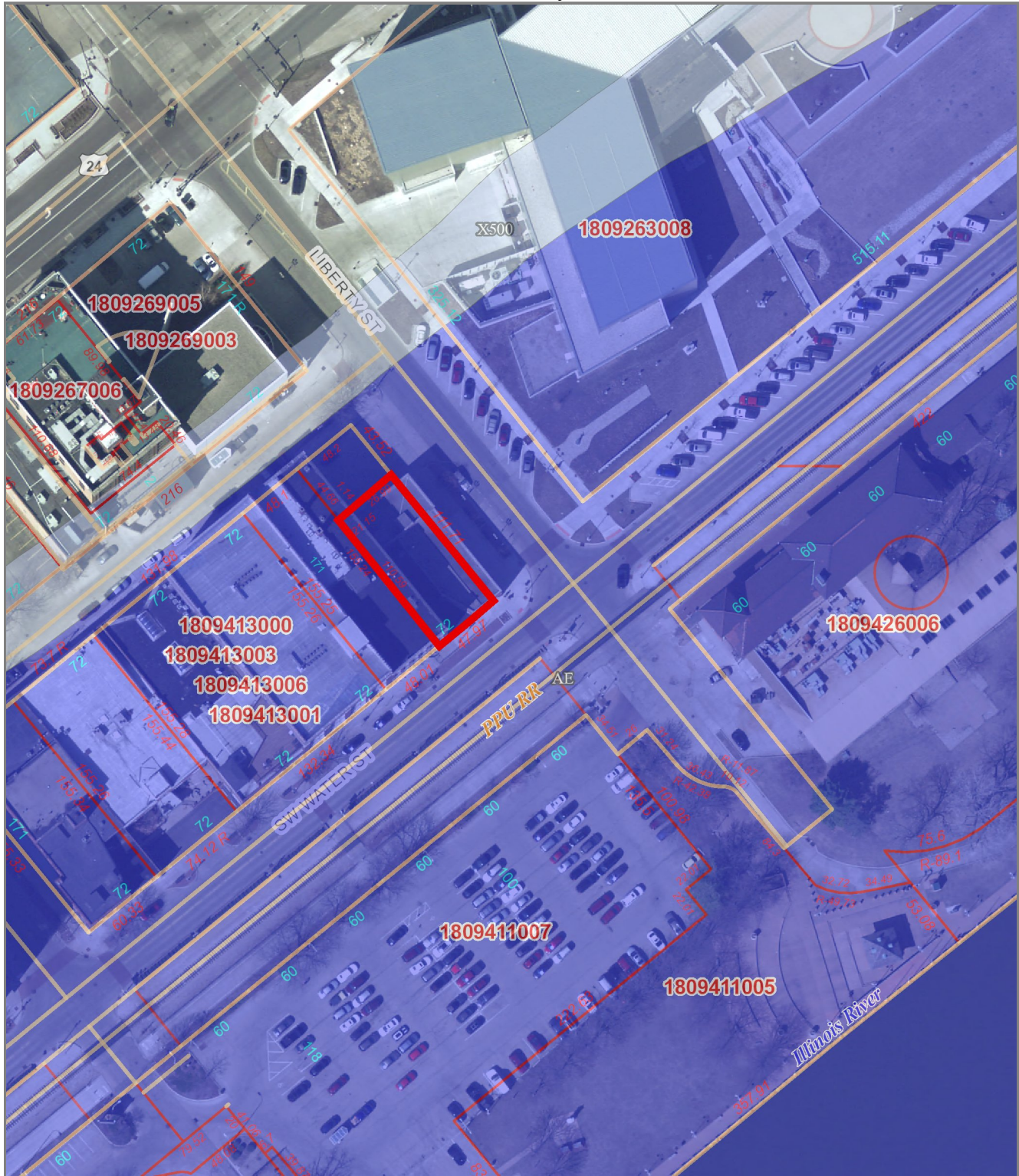
Public Works staff recommends approval of the variance from the floodproofing requirements with the exception of the electrical facilities. These should either be floodproofed and certified as such by the developer's engineer or raised above the base flood elevation.

Encl.

Site Location Map
Floodplain Variance Request Letter
Plans
Historic Preservation Status Documentation
IDNR Email
MuniCode Chapter 12

3505 N Dries Ln
Peoria, IL 61604
Phone: (309) 494-8800
FAX: (309) 494-8855

101 Liberty

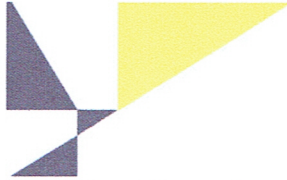


Floodplain Denoted by Purple Shading

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 = 100 feet
 9/9/2019





IDEA Architecture

September 5, 2019

Emily Ambroso
Right-of Way/Permitting Engineer
Civil Engineer II
Public Works Department – City of Peoria
3505 N. Dries Ln.
Peoria, Illinois 61604

Dear Emily,

In response to your email dated August 30, 2019 I have prepared this letter to address the Flood Plain Regulations that we are requesting a variance for. I am including a current set of our Construction Drawings in .pdf format as an attachment. This letter summarizes our reasons for a request for a variance to Floodplain regulations.

The drawings include a Site Plan that was drawn with information obtained from the Peoria County GIS website. It is drawn at 1" = 10' and includes the property lines and their dimensions. The building extends to the property lines on all sides of Parcel Index Number 1809407005. There will be no addition to the building. I have indicated a First Floor elevation that is 4'-1" above the sidewalk on Water St.

The elevation of the parking lot on the North side of the building is about ½" below the First Floor Elevation. A new water service for a fire sprinkler system will be brought to the building from the street at the parking lot. The patching of the street, sidewalk, & parking lot will not result in any change to existing grade elevations resulting from excavation or fill.

Please refer to the Building Section drawing 3/A200 for the elevation of the Basement Level of the building. The Site Section drawing 2/AS100 shows the relationship of the elevation of the First Floor of the building and Water Street.

The Flood Plain requirement of filling in the Basement level and installing flow-through openings between the grade level and the BFE is not possible. The building shares a multi-story common masonry wall with the adjacent structure at 305 SW Water St. Filling the basement of the building would subject this wall to additional structural loads. The First Floor elevation of 101 Liberty St. is above the BFE of 460.1. The Basement level will not be used. It contains an oversized sump and discharge system.

Please review this information and let us know if you have any questions. The investors and the bakery owner look forward to proceeding with construction and opening for business in this unique building in the Downtown Historic District.

Sincerely,

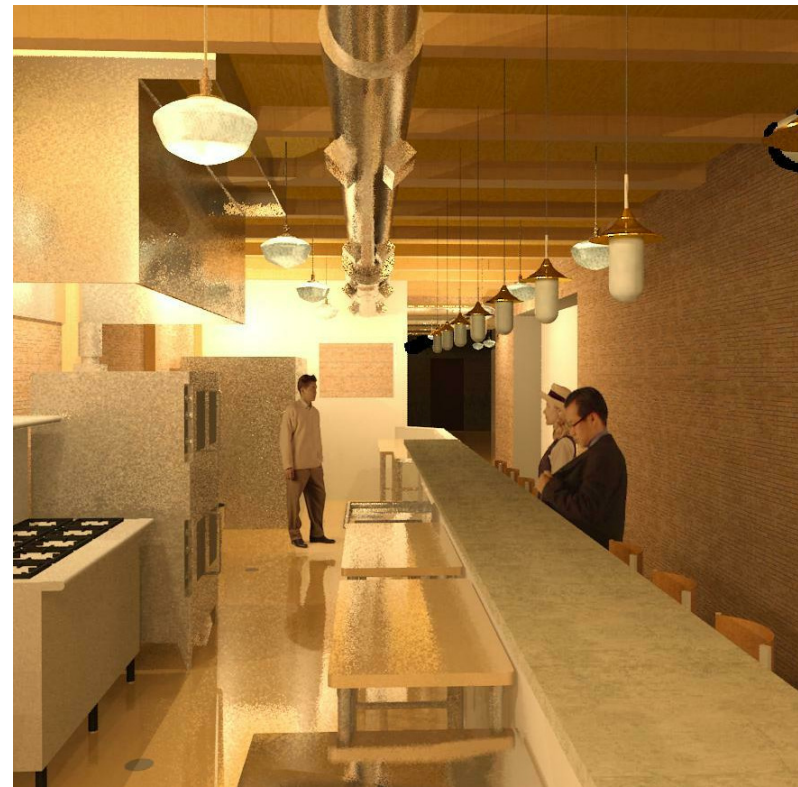
Geoffrey A. Smith AIA IDEA Architecture

cc: Darius Bryjka
Cody Scogin

ARDOR BREADS & PROVISIONS

101 LIBERTY STREET

PEORIA, ILLINOIS 61602



01 SHEET INDEX

A110	FIRST FLOOR DIMENSION PLAN & LOWER LEVEL
A111	FIRST FLOOR EQUIPMENT PLAN
A120	SECOND FLOOR PLAN
A200	EXTERIOR ELEVATIONS & SECTION
A311	FIRST FLOOR REFLECTED CEILING PLAN
A420	BUILDING SECTIONS
G000	GENERAL NOTES, ABBREVIATIONS, SYMBOLS
G110	FIRST FLOOR LIFE SAFETY PLAN
P 101	Unnamed
T000	COVER SHEET

ELECTRICAL NARRATIVE

THIS PROJECT IS TO BE EXECUTED ON A DESIGN-BUILD BASIS. THE DESIGN-BUILD ELECTRICAL CONTRACTOR IS TO FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM INCLUDING PANELS, CONTROLS, TRANSFORMERS AND RELATED COMPONENTS FOR ALL ELECTRICAL EQUIPMENT AND FIXTURES AS REQUIRED. THE INCOMING ELECTRICAL SERVICE IS TO BE OF SUFFICIENT CAPACITY TO OPERATE THE FOLLOWING, INCLUDED BUT NOT LIMITED TO KITCHEN EQUIPMENT LIGHTING, DETECTORS, ALARMS AND MECHANICAL SYSTEMS. ALL OF THE ELECTRICAL WORK IS TO BE IN CONFORMANCE WITH THE 2014 NATIONAL ELECTRIC CODE (NECA), NFPA, THE INTERNATIONAL BUILDING CODE 2012 AND ALL STATE AND LOCAL ORDINANCES AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. THE ARCHITECT MAY INDICATE ELEMENTS OF THE ELECTRICAL WORK ON THE PLANS, BUT IS TO BE HELD HARMLESS FROM ALL CLAIMS OR ISSUES RELATED TO THE ELECTRICAL WORK.

THE DESIGN-BUILD ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR WORK WITH THAT OF THE MECHANICAL CONTRACTOR AND PLUMBING CONTRACTOR. THE ELECTRICAL SYSTEM IS TO FULFILL ALL UTILITY AND ELECTRICAL REQUIREMENTS OF THESE OTHER SYSTEMS. THE EXECUTION AND SCHEDULING OF THIS WORK IS TO BE COORDINATED BETWEEN THE CONTRACTORS INVOLVED.

MECHANICAL NARRATIVE

THIS PROJECT IS TO BE EXECUTED ON A DESIGN-BUILD BASIS. THE DESIGN-BUILD MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING A COMPLETE MECHANICAL SYSTEM THAT WILL HEAT, COOL, AND VENTILATE THE PREMISES AT APPLICABLE STANDARDS. THE CONTRACTOR IS TO CALCULATE HEATING AND COOLING LOADS AND TO PROVIDE A COMPREHENSIVE SYSTEM THAT WILL FULFILL ALL HEATING, COOLING AND VENTILATING REQUIREMENTS. THE MECHANICAL SYSTEM WILL INCLUDE, BUT NOT BE LIMITED TO THE FURNACE (OR RTU IF REQUIRED), EXHAUST FANS, COMPRESSORS AND OTHER SUCH COMPONENTS. THE FINISHED MECHANICAL SYSTEM SHALL COMPLY WITH ALL STATE AND LOCAL CODES, THE 2012 INTERNATIONAL MECHANICAL CODE, SMACNA, THE 2012 INTERNATIONAL BUILDING CODE 2012 AND ANY ADDITIONAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND SCHEDULING OF ALL INSPECTIONS OF THEIR WORK.

EXHAUST HOOD: THE MECHANICAL CONTRACTOR IS TO WORK WITH THE HOOD MANUFACTURER (SUPPLIER) TO INSTALL A COMPLETE TYPE-1 EXHAUST HOOD WITH ANSUL SYSTEM LOCATED ABOVE THE COOK LINE. THIS WORK WILL INCLUDE THE INSTALLATION OF THE EXHAUST FAN ON THE ROOF. A MAKEUP AIR UNIT WILL BE LOCATED ON THE ROOF. NECESSARY DUCTWORK AND DIFFUSERS ARE TO BE INSTALLED TO BALANCE THE VOLUME OF AIR THAT IS EXHAUSTED BY THE HOOD. THE ARCHITECT MAY INCLUDE ELEMENTS OF THE MECHANICAL WORK ON THE PLANS BUT IS TO BE HELD HARMLESS FROM ALL CLAIMS OR ISSUES RELATED TO THE MECHANICAL WORK.

THE DESIGN-BUILD MECHANICAL CONTRACTOR IS TO COORDINATE THEIR WORK WITH THAT OF THE ELECTRICAL AND PLUMBING CONTRACTORS TO INTEGRATE AND PROVIDE FOR THE ADEQUATE UTILITIES FOR THE OPERATION OF THE COMPLETED SYSTEM. THE EXECUTION AND SCHEDULING OF THIS WORK IS TO BE COORDINATED BETWEEN THE CONTRACTORS INVOLVED.

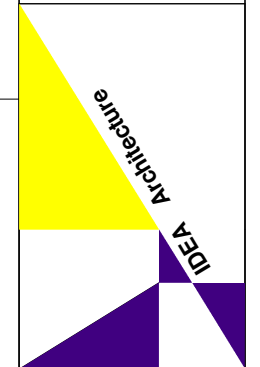
PLUMBING NARRATIVE

THE DESIGN-BUILD PLUMBING CONTRACTOR IS TO FURNISH AND INSTALL A COMPLETE AND COMPREHENSIVE PLUMBING SYSTEM THAT WILL MEET THE REQUIREMENTS OF THE 2013 STATE OF ILLINOIS PLUMBING CODE, THE INTERNATIONAL BUILDING CODE 2012, THE ADAAG REQUIREMENTS FOR ACCESSIBILITY AND ANY ADDITIONAL LOCAL ORDINANCES OR REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THIS SYSTEM IS TO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WATER SUPPLY PIPING, NATURAL GAS PIPING, SANITARY DRAINS, FLOOR DRAINS, PLUMBING FIXTURES, A WATER HEATER AND WATER SOFTENER IF REQUIRED AND ALL NECESSARY COMPONENTS. THE PLUMBING CONTRACTOR WILL CONNECT THIS NEW SYSTEM TO THE EXISTING SANITARY SERVICE OUTSIDE THE BUILDING. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS FOR THE NEW SYSTEM. THE ARCHITECT MAY INCLUDE ELEMENTS OF THE PLUMBING WORK ON THE PLANS BUT IS TO BE HELD HARMLESS FROM ALL CLAIMS OR ISSUES RELATED TO THE PLUMBING WORK.

THE DESIGN-BUILD PLUMBING CONTRACTOR IS TO COORDINATE THEIR WORK WITH THAT OF THE OTHER TRADES AND THE SCHEDULING AND PHASING OF THEIR WORK.

No.	Description	Date
1	PERMIT SET	06/18/19
3	CONSTRUCTION SET	08/08/19
4	FINAL REVIS.	09/04/19

ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
 PEORIA, ILLINOIS 61602



COVER SHEET

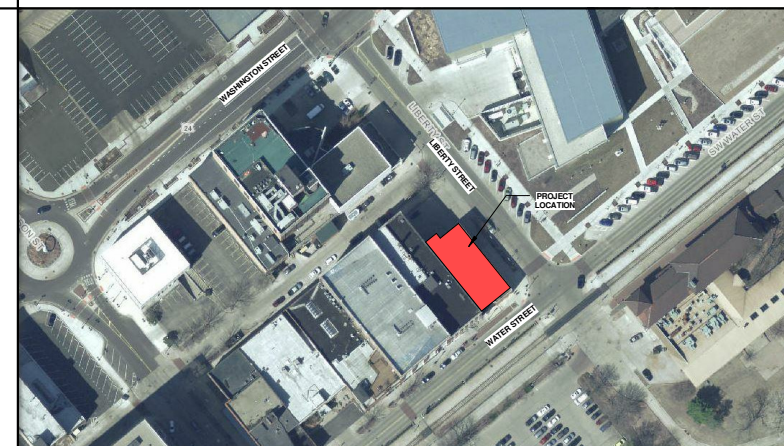
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DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	LN
APPROVED	GAS

T000

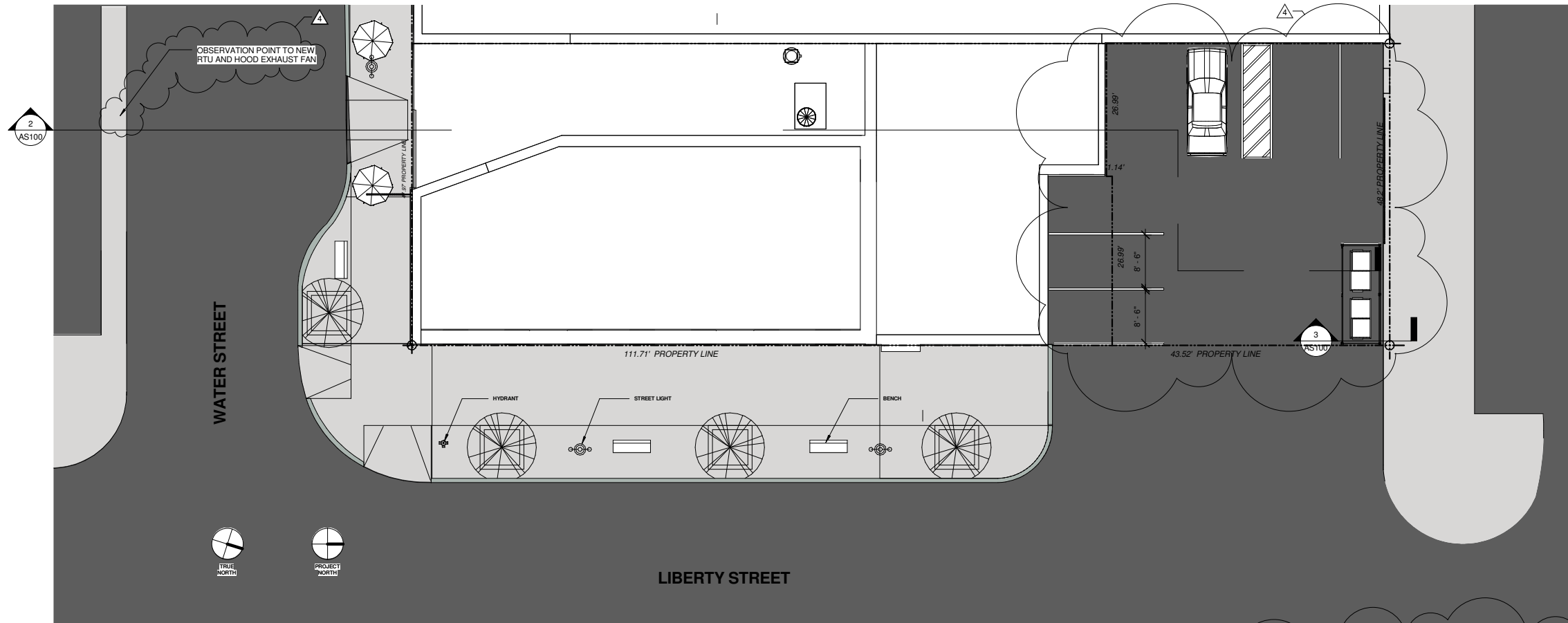
CITY OF PEORIA CODES & ORDINANCES

2012 INTERNATIONAL BUILDING CODE
 2014 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2013 STATE OF ILLINOIS PLUMBING CODE
 2012 INTERNATIONAL FUEL GAS CODE

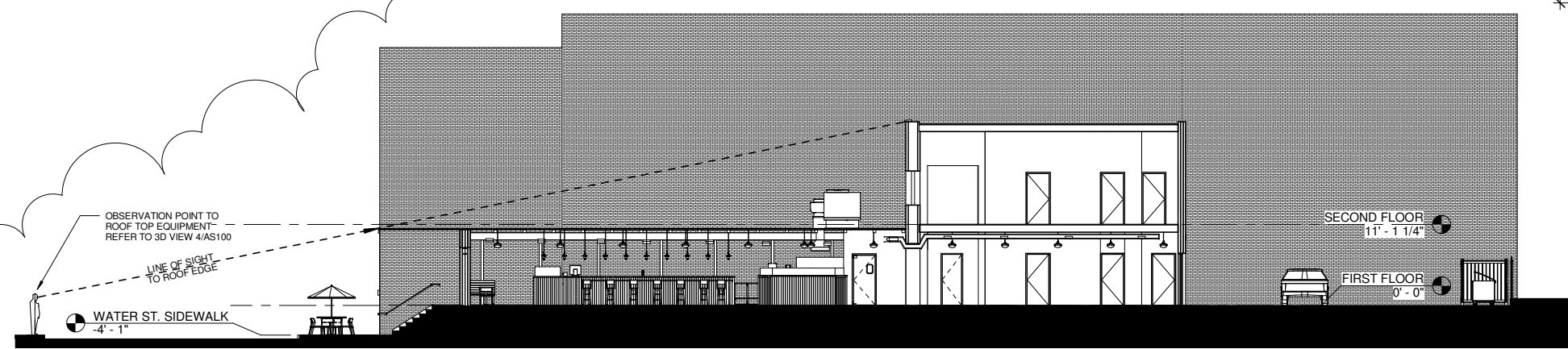
PROJECT LOCATION



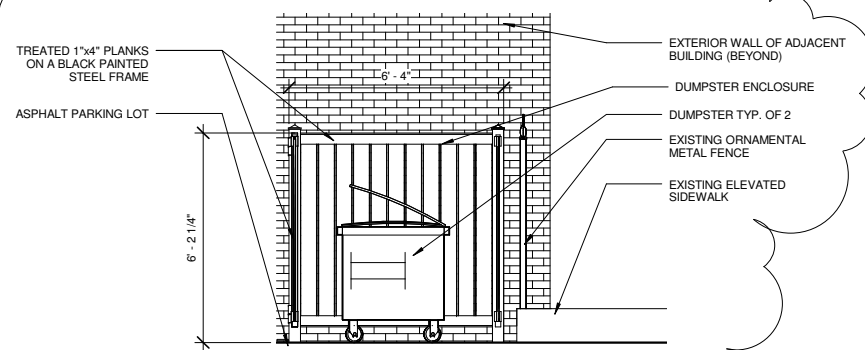
C:\Users\User\Documents\projects\Ardor Breads & Provisions\Revit\ardor breads & provisions.rvt



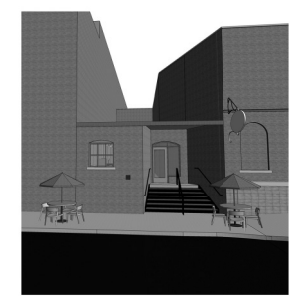
1 SITE PLAN
1" = 10'-0"



2 SITE SECTION
1" = 10'-0"



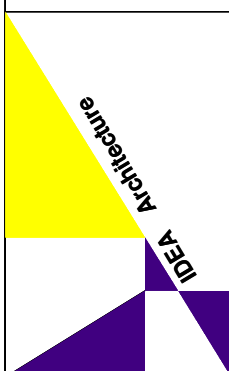
3 SECTION AT DUMPSTER ENCLOSURE
3/8" = 1'-0"



4 VIEW TO RTU FROM WATER STREET

No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19

ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



ARCHITECTURAL
SITE PLAN

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	GAS
APPROVED	LN

AS100

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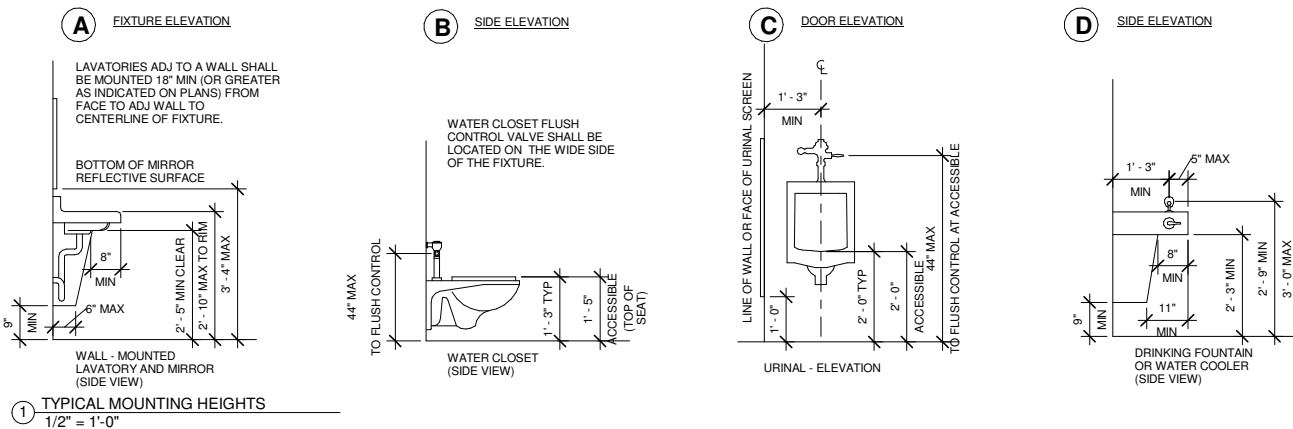
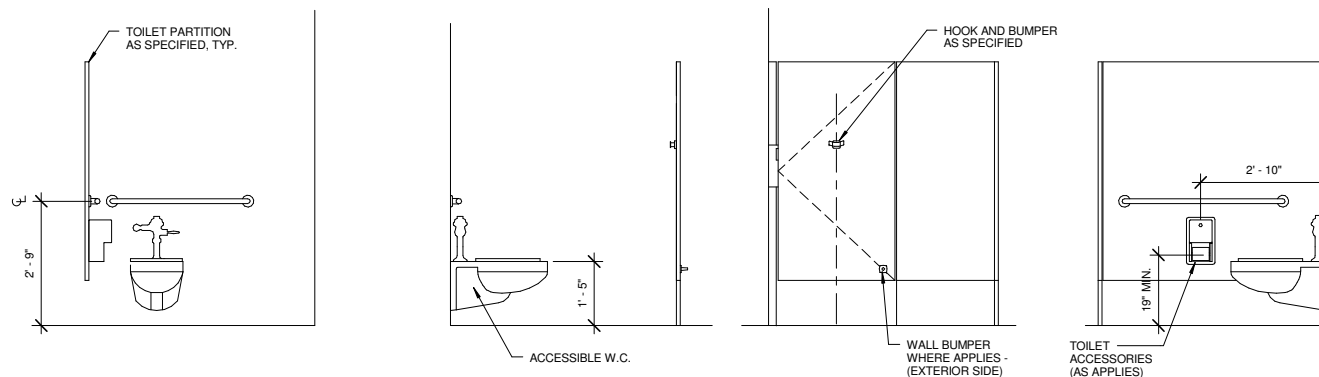
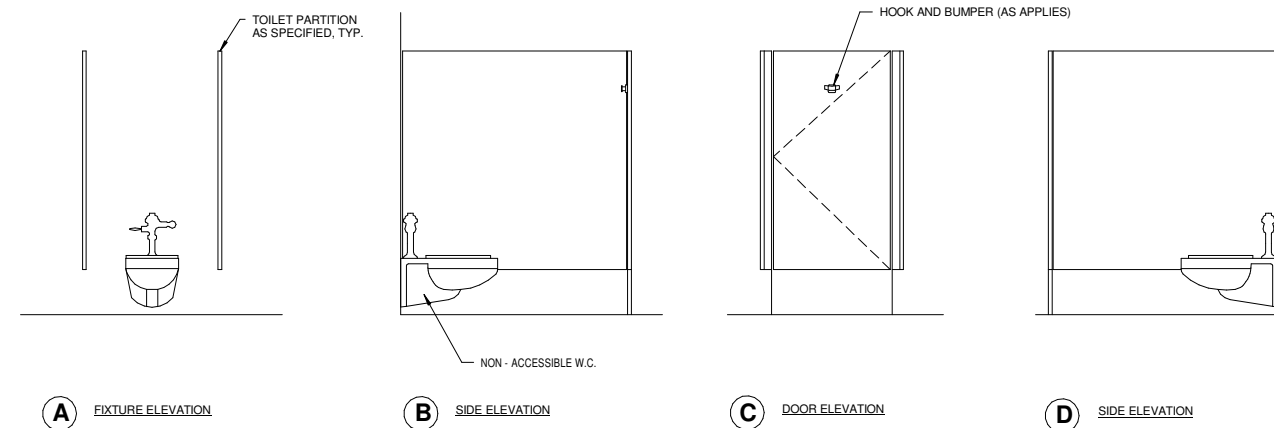
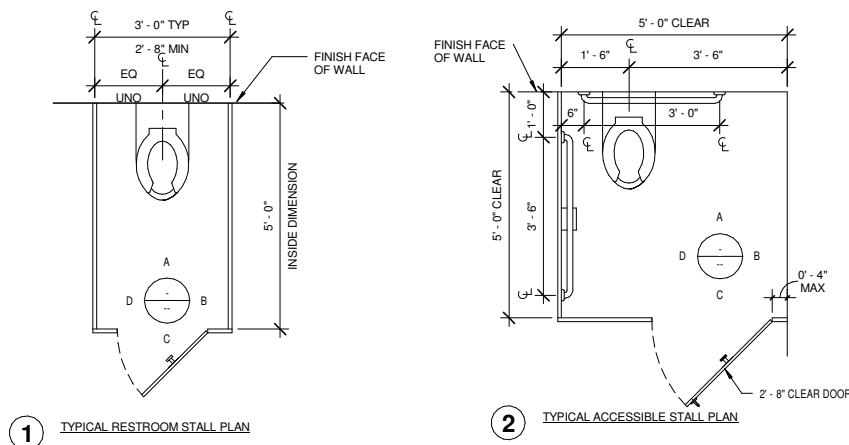
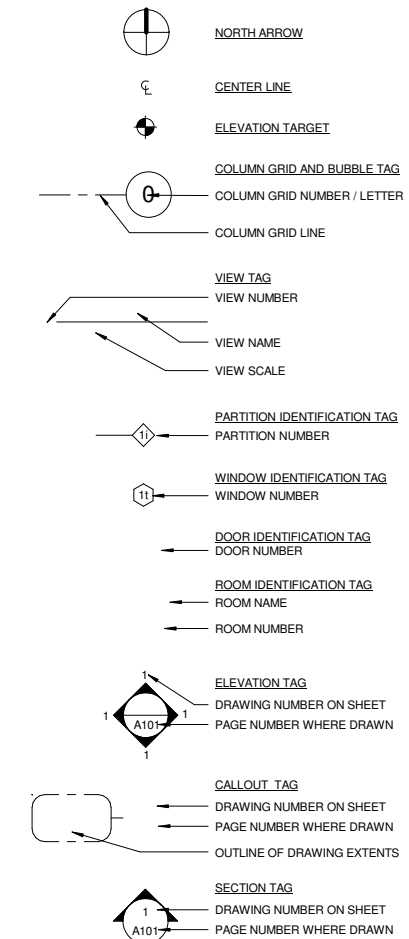
ABBREVIATIONS

& AND	FA. FIRE ALARM	OC. ON CENTER
@ AT	FD. FLOOR DRAIN	OCG. SN OCCUPANCY SENSOR
Ø - DIAMETER	FDN. FOUNDATION	OD. OUTSIDE DIAMETER
# NUMBER	FE. FIRE EXTINGUISHER	OH. OPPOSITE HAND
ACT. ACOUSTICAL CEILING TILE SYSTEM	FEC. FIRE EXTINGUISHER CABINET	OPNG. OPENING
AFF. ABOVE FINISHED FLOOR	FN. FINISH	OPP. OPPOSITE
AL. ALUMINUM	FLR. FLOOR	PL. PROPERTY LINE
ASPH. ASPHALT	FOC. FACE OF CONCRETE	PLWD. PLYWOOD
BD. BOARD	FOF. FACE OF FINISH	PR. PAIR
BITUM. BITUMINOUS	FOS. FACE OF STUD	PT. PAINT
BLDG. BUILDING	FRB. FIBER REINFORCED POLYESTER SHEETS	PBC. PARTICLE BOARD CORE
BLKG. BLOCKING	FRP. FIBERGLASS REINFORCED PLASTIC	PS. PROJECTION SCREEN
BM. BEAM	FSR. FLAME SPREAD RATING	PLBG. PLUMBING
BO. BOTTOM OF	FT. FOOT OR FEET	QT. QUARRY TILE
BOC. BACK OF CURB	FTG. FOOTING	QTY. QUANTITY
CAB. CABINET	FWC. FABRIC WALL COVERING	R. RISER
CB. CHALKBOARD	GA. GAUGE	RAD. RADIUS
CBN. CATCH BASIN	GALV. GALVANIZED	RCB. RUBBER COVE BASE
CEM. CEMENT	GB. GRAB BAR	RD. ROOF DRAIN
CER. CERAMIC	GL. GLASS	REF. REFER / REFERENCE
CG. CORNER GUARD	GND. GROUND	REINF. REINFORCED
CJ. CONTROL JOINT	GR. GRADE	REV. REVERSE
CL. CENTER LINE	GYP. GYPSUM WALL BOARD	RM. ROOM
CLG. CEILING	HB. HOUSE BIB	R.O. ROUGH OPENING
CLR. CLEAR	HDWD. HARDWOOD	S. SOUTH
CMU. CONCRETE MASONRY UNIT	HDWR. HARDWARE	SCHED. SCHEDULED
CONC. CONCRETE	HR. HOUR	SCW. SOLID CORE WOOD
CONT. CONTINUOUS	HT. HEIGHT	SECT. SECTION
CORR. CORRIDOR	ID. INSIDE DIAMETER	SHT. SHEET
CPT. CARPET	IN. INCH	SIM. SIMILAR
CT. CERAMIC TILE	INSUL. INSULATION	SPEC. SPECIFICATION
CTR. CENTER	INT. INTERIOR	SQ. SQUARE
CTRL. CONTROL	INV. INVERT	SS. STAINLESS STEEL
DBL. DOUBLE	JAN. JANITOR	ST. STAIN
DET. DETAIL	JB. JUNCTION BOX	STD. STANDARD
DF. DRINKING FOUNTAIN	K. KIP	STL. STEEL
DIA. DIAMETER	KIT. KITCHEN	SUSP. SUSPENDED
DIM. DIMENSION	KO. KNOCKOUT	SYM. SYMMETRICAL
DN. DOWN	KW. KILOWATT	T. TREAD
DR. DOOR	KWH. KILOWATT HOUR	T&G. TONGUE AND GROOVE
DS. DOWNSPOUT	LAM. LAMINATE	TB. TACK BOARD
DWG. DRAWING	LAV. LAVATORY	THK. THICK
E. EAST	LBR. LUMBER	THSH. THRESHOLD
EA. EACH	LG. LONG	T.O. TOP OF
EIFS. EXTERIOR INSULATION & FINISHING SYSTEMS	LL. LIVE LOAD	TOB. TOP OF BEAM
EJ. EXPANSION JOINT	LT. LIGHT	TOC. TOP OF CURB
ELEC. ELECTRICAL	MATL. MATERIAL	TOW. TOP OF WALL
ELEV. ELEVATION	MAX. MAXIMUM	TYP. TYPICAL
ENCL. ENCLOSURE	MB. MARKER BOARD	UNO. UNLESS NOTED OTHERWISE
EOH. EMERGENCY HOLD OPEN	MECH. MECHANICAL	VAR. VARNISH
EP. ELECTRICAL PANEL	MET. METAL	VCB. VINYL COVE BASE
EQUIP. EQUIPMENT	MFR. MANUFACTURER	VCT. VINYL COMPOSITION TILE
EWC. ELECTRICAL WATER COOLER	MH. MANHOLE	VERT. VERTICAL
EXIST. EXISTING	MIN. MINIMUM	VOL. VOLUME
EXP. EXPOSED	MISC. MISCELLANEOUS	VWC. VINYL WALL COVERING
EXT. EXTERIOR	MO. MASONRY OPENING	W. WEST
	N. NORTH	WC. WATER CLOSET
	NIC. NOT IN CONTRACT	WD. WOOD
	NO. NUMBER	WP. WATERPROOF
	NTS. NOT TO SCALE	WPT. WORKING POINT
		WR. WATER RESISTANT
		WT. WEIGHT
		YD. YARD
		YR. YEAR

GENERAL NOTES

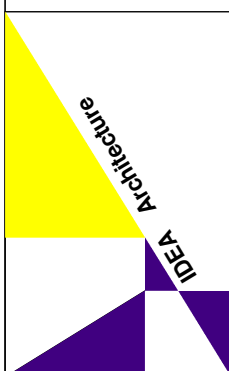
- THESE GENERAL NOTES APPLY TO ALL WORK IN THIS PROJECT.
- DO NOT SCALE DRAWINGS.
- NOTES IN DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BOTH NEW AND EXISTING AND SHALL COORDINATE SAME AT NO ADDITIONAL COST TO THE OWNER.
- ASBESTOS CONTAINING MATERIALS SHALL NOT BE USED ON THIS PROJECT.
- LEAD CONTAINING MATERIALS SHALL NOT BE USED ON THIS PROJECT.

GRAPHIC SYMBOLS



No.	Description	Date
1	PERMIT SET	06/18/19
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19

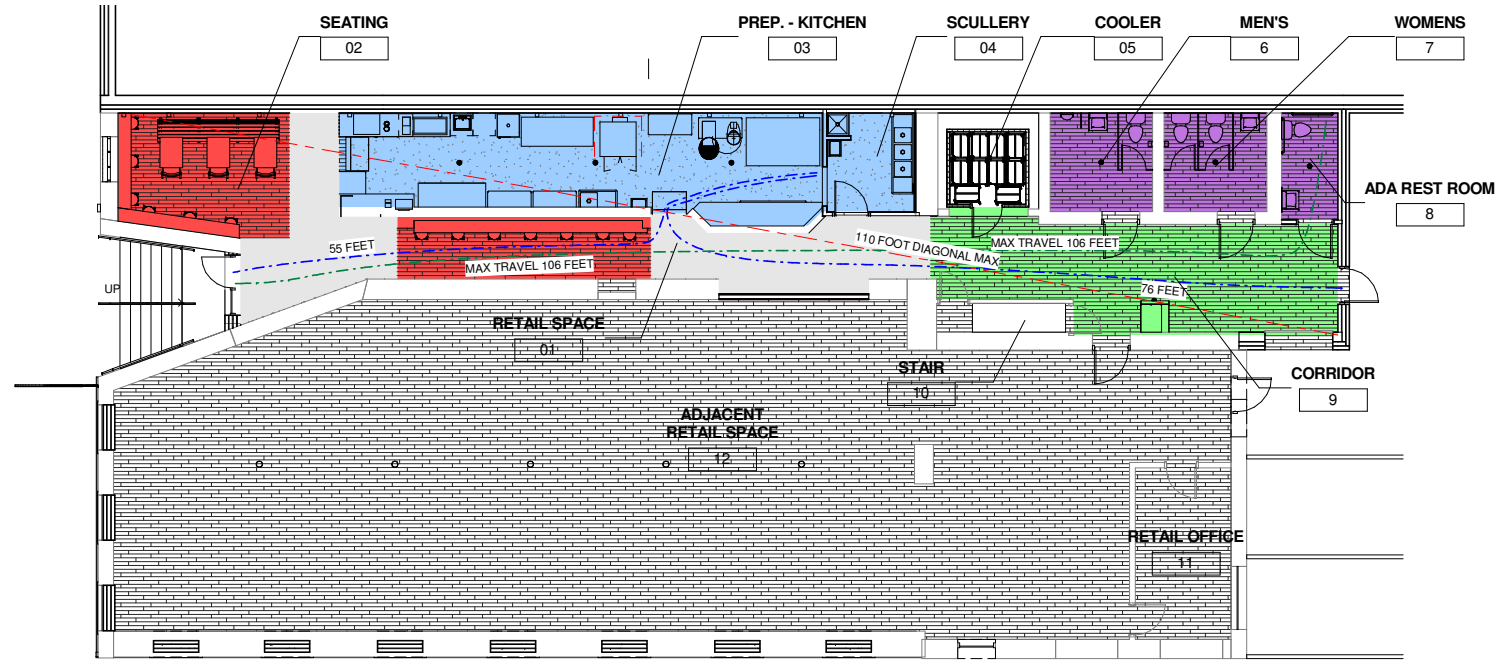
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
 PEORIA, ILLINOIS 61602



GENERAL NOTES, ABBREVIATIONS, SYMBOLS

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	LN
APPROVED	GAS

G000



1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

2012 INTERNATIONAL BUILDING CODE

BUILDING OCCUPANCY CLASSIFICATION ASSEMBLY - A2

CONSTRUCTION TYPE
NEW CONSTRUCTION: - IIB
EXISTING BUILDING: - IIB

OCCUPANT LOAD ANALYSIS

BASED ON IBC 2012 TABLE 1004.1.2

OCCUPANCY CLASSIFICATION: ASSEMBLY - A2

GROSS SQUARE FOOT PER PERSON / NET SQUARE FOOTAGE ALLOWABLE PER PERSON

KITCHEN	458 SF/200 SF	3 PERSONS
RETAIL SPACE	267 SF/100SF	3 PERSONS
SEATING & DINING	285 SF/15SF	19 SEATS
CORRIDOR MISC.	333 SF	
RESTROOMS	206 SF	6 PERSONS
TOTAL OCCUPANT LOAD		31 PERSONS

EGRESS CAPACITY DOORS:
2' PER PERSON @ 36"W DOOR
180 PERSONS / DOOR

ACTUAL EGRESS LOAD / DOOR:
@ WATER STREET DOOR - 36"W 16 PERSONS
@ REAR DOOR - 36"W 15 PERSONS

EXIT ACCESS TRAVEL DISTANCE:
ALLOWABLE 200 FT. WITH SPRINKLER SYSTEM 250 FT.
ACTUAL 98 FT.

2013 STATE OF ILLINOIS PLUMBING CODE

OCCUPANT LOAD: 31 PERSONS
27 CUSTOMERS 4 STAFF

15 MALE 16 FEMALES

FIXTURES REQUIRED

1	WATER CLOSETS	1
1	URINALS	
1	LAVATORIES	1
1	SERVICE SINK	
1	3-COMPARTMENT SINK	

FIXTURES PROVIDED

1	WATER CLOSETS	2
1	LAVATORIES	1
1	URINAL	
1	SERVICE SINK	
1	3-COMPARTMENT SINK	

A SINGLE ACCESSIBLE RESTROOM IS PROVIDED

1	WATER CLOSET	
1	LAVATORY	

FRESH DRINKING WATER WILL BE PROVIDED AT NO CHARGE

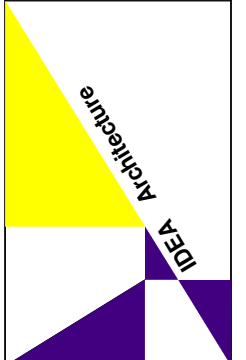
--- EGRESS PATHS 55 FT & 76 FT
- - - MAXIMUM DIAGONAL DISTANCE 110 FT
- . - . MAXIMUM EGRESS TRAVEL DISTANCE 106 FT

SEPARATION OF EXITS MUST BE GREATER THAN / OR EQUAL TO 1/2 OF THE MAXIMUM DIAGONAL (110 FT) OF THE SPACE 55 FEET
THE ACTUAL SEPARATION DISTANCE OF THE EXITS IS 98 FT

285 SF	DINING - SEATING
458 SF	KITCHEN
267 SF	RETAIL SPACE
333 SF	CORRIDOR - ENTRANCE
206 SF	RESTROOMS

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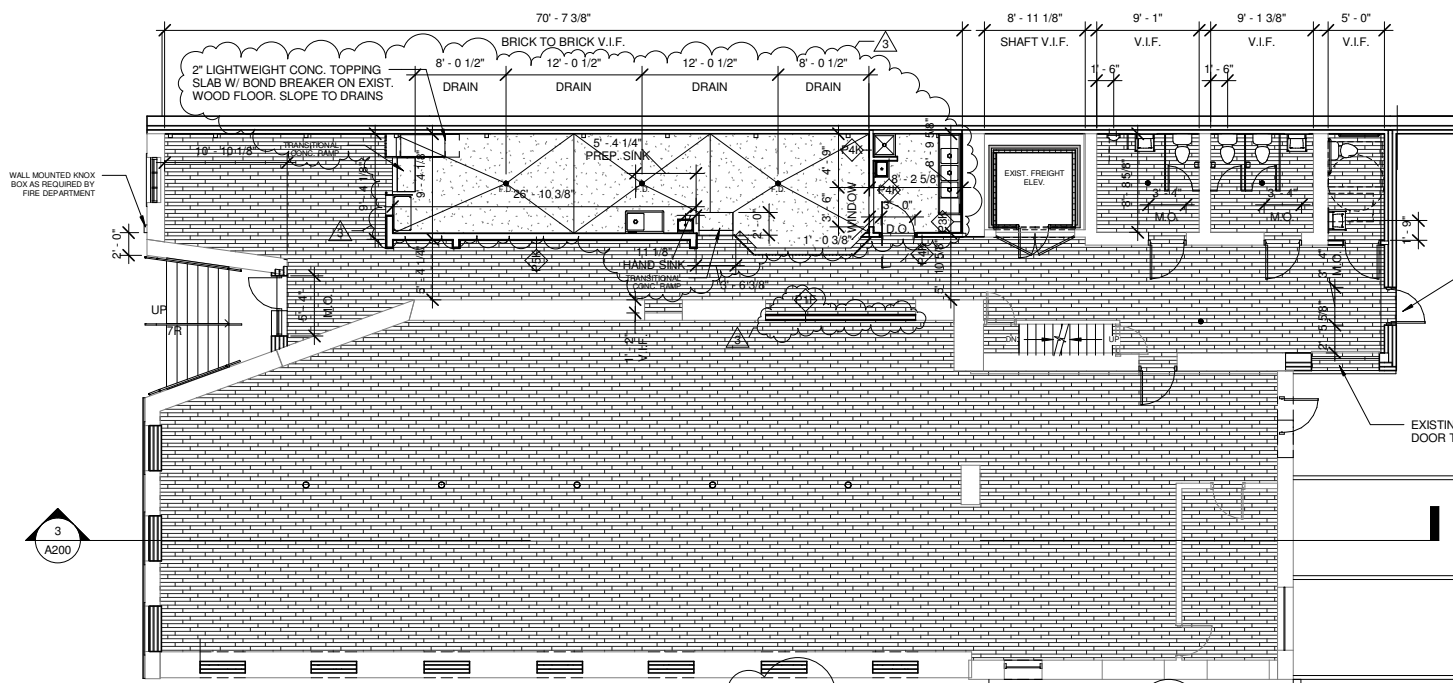
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



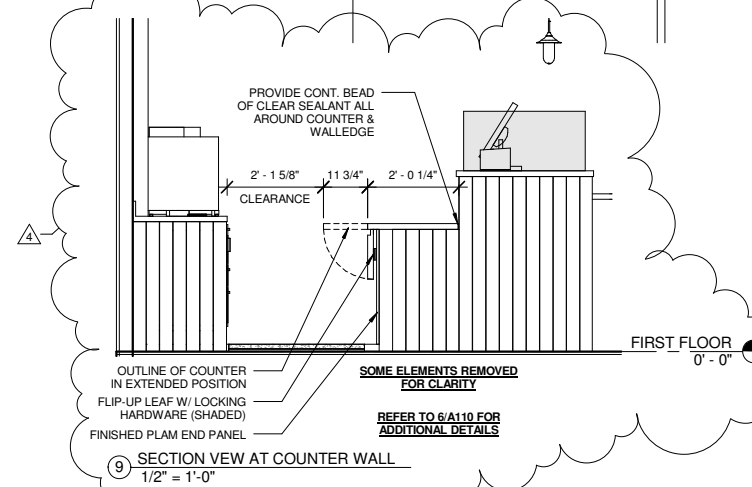
FIRST FLOOR LIFE SAFETY PLAN

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	GAS
APPROVED	LN

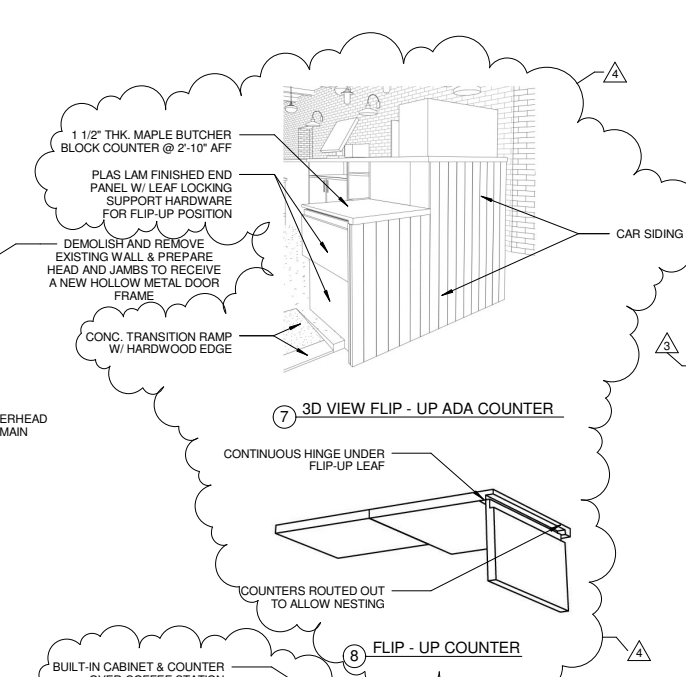
G110



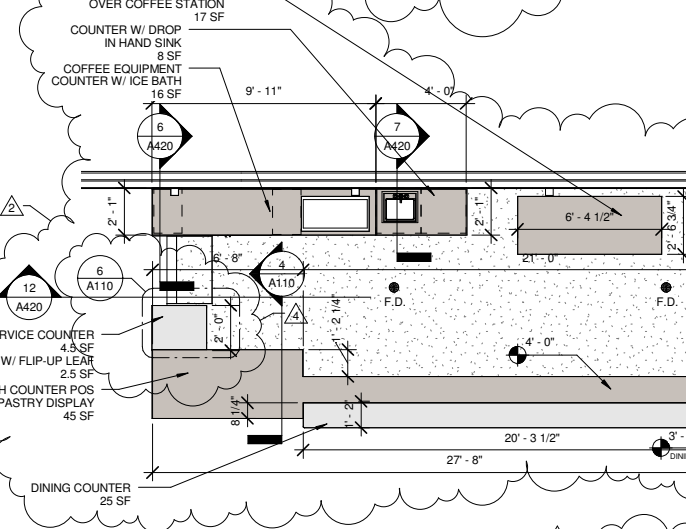
1 FIRST FLOOR DIMENSION PLAN
1/8" = 1'-0"



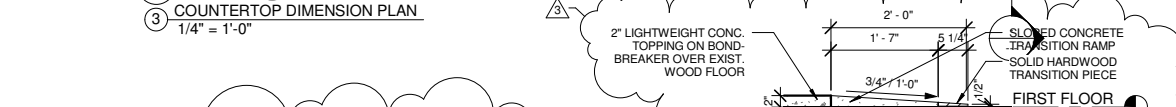
9 SECTION VIEW AT COUNTER WALL
1/2" = 1'-0"



7 3D VIEW FLIP-UP ADA COUNTER

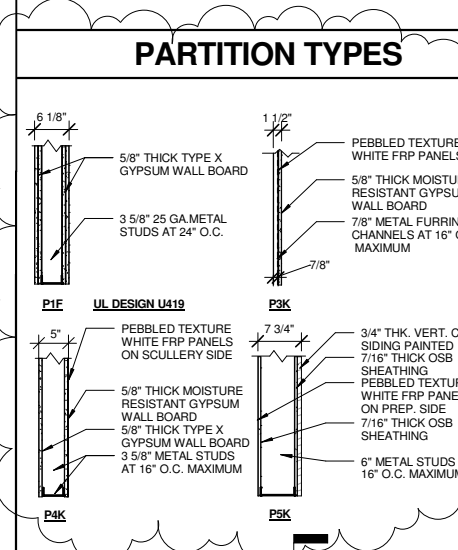


8 FLIP-UP COUNTER

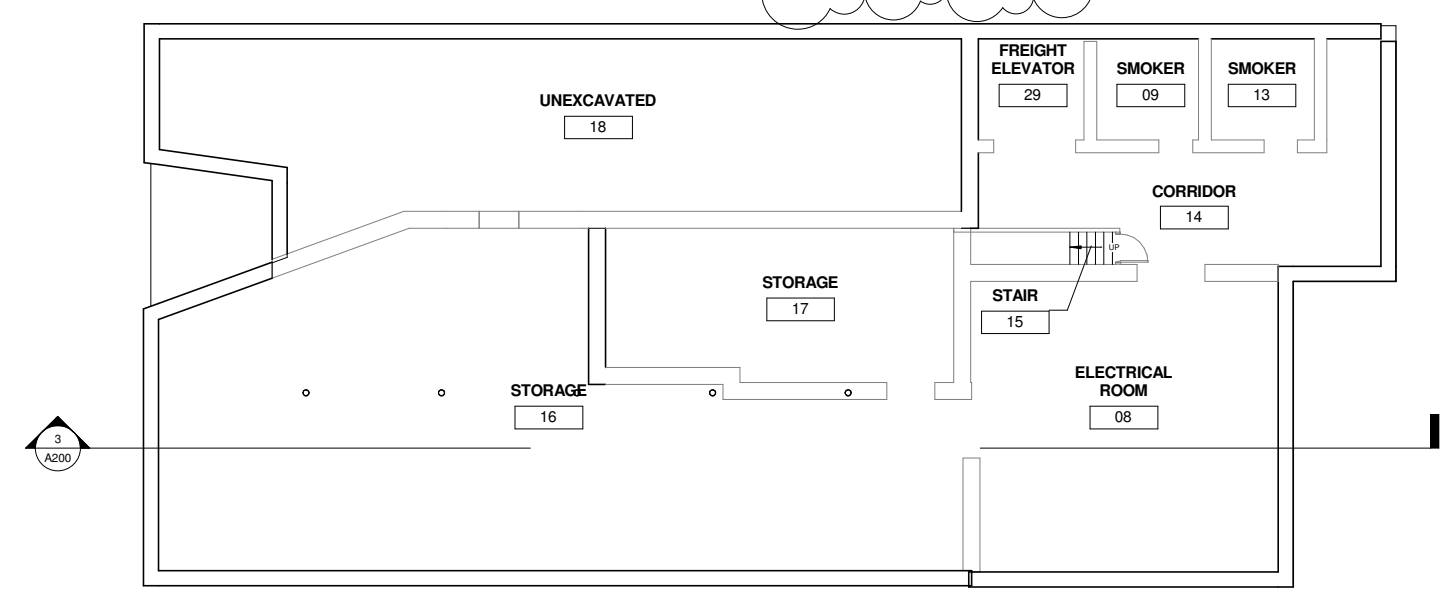


3 COUNTERTOP DIMENSION PLAN
1/4" = 1'-0"

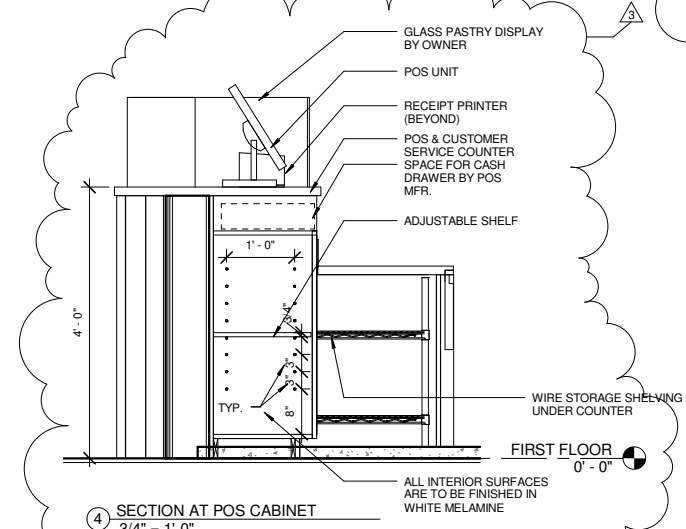
- ### PARTITION NOTES
- PROVIDE WOOD BLOCKING IN ALL METAL STUD & DRYWALL PARTITIONS FOR ALL CASEWORK, WALL DOOR STOPS, GRAB BARS, TOILET ACCESSORIES, VANITIES, MIRRORS, PLBG./MECH./ELECT. ITEMS, ETC. AS REQUIRED.
 - AT ALL WET / DAMP AREAS USE MOISTURE RESISTANT GYPSUM WALL BOARD AS IN ALL KITCHEN WALLS.
 - ALL DIMENSIONS ARE TAKEN FROM THE FACE OF EXISTING CONSTRUCTION OR TO THE FACE OF THE METAL STUD OR METAL FURRING IN DRYWALL PARTITIONS.



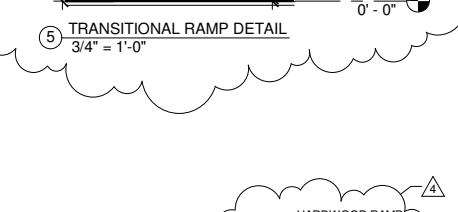
No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19



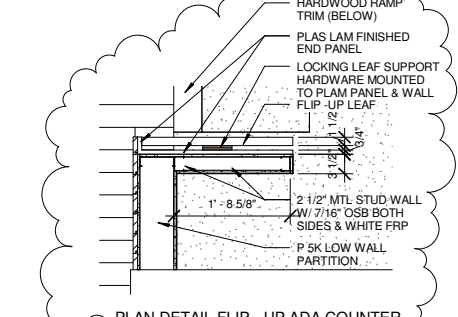
2 BASEMENT LEVEL PLAN
1/8" = 1'-0"



4 SECTION AT POS CABINET
3/4" = 1'-0"

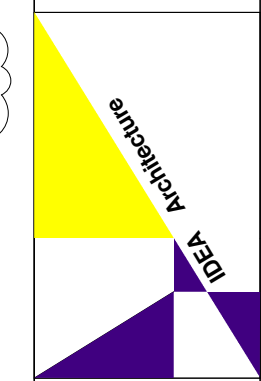


5 TRANSITIONAL RAMP DETAIL
3/4" = 1'-0"



6 PLAN DETAIL FLIP-UP ADA COUNTER
3/4" = 1'-0"

ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602

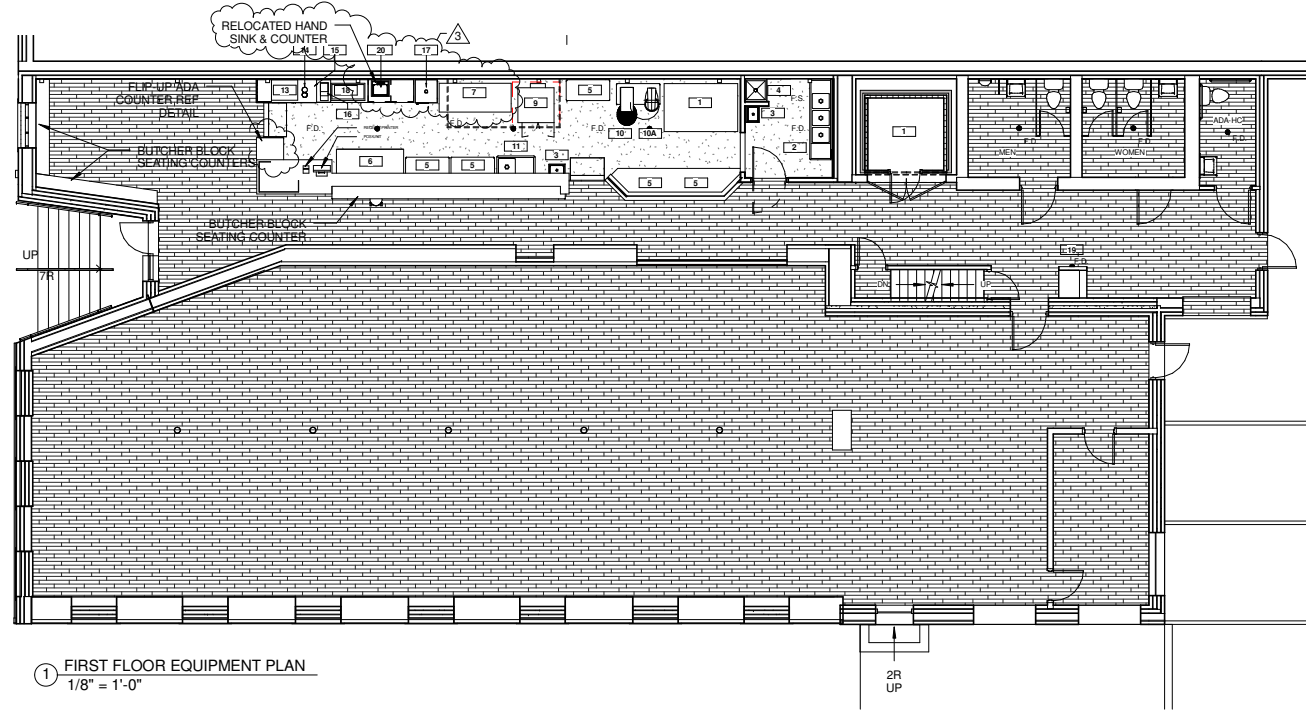


FIRST FLOOR DIMENSION PLAN & LOWER LEVEL

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	CS
APPROVED	LN

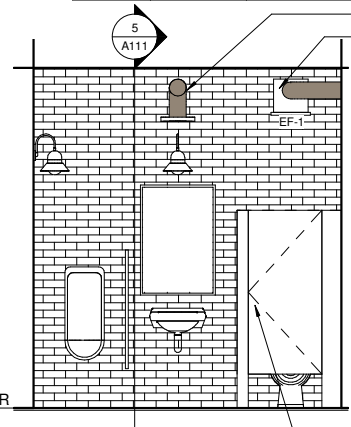
A110

C:\Users\User\Documents\projects\Arbor Breads & Provisions\Revit\arbor breads & provisions.rvt 9/6/2019 10:12:30 AM

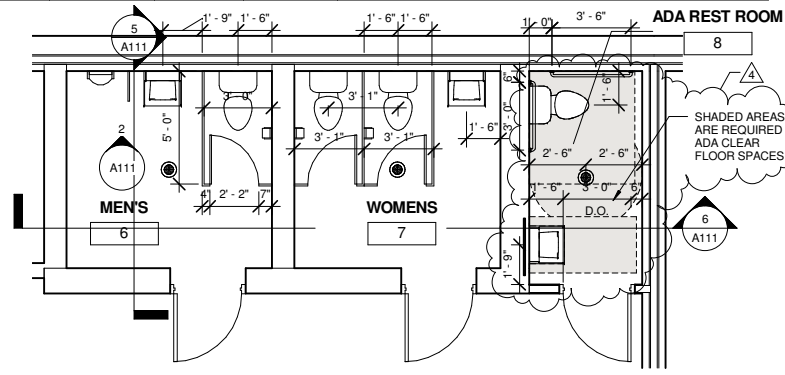


1 FIRST FLOOR EQUIPMENT PLAN
1/8" = 1'-0"

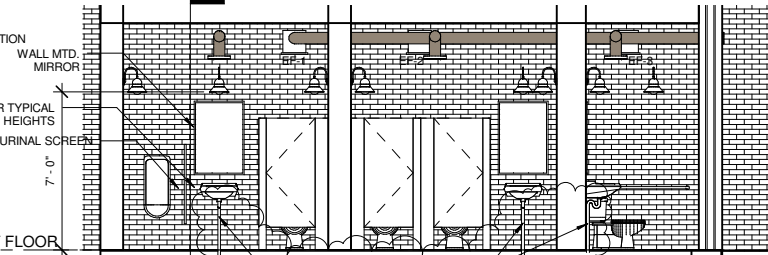
EQUIPMENT SCHEDULE						
NUMBER	QUANTITY	NAME	ELECTRICAL	GAS	WATER	REMARKS
1	1	BREAD OVEN	YES		YES	INSTALL VAPOR HOOD SEE A311 REFLECTED CEILING PLAN
2	1	3 - COMPARTMENT SINK			YES	
3	4	HAND SINK			YES	
4	1	MOP SINK			YES	
5	5	PREP TABLES				CASTERS VARIOUS SIZES
6	1	UNDERCOUNTER REFRIGERATOR	YES			SAME AS 7
7	1	COFFEE STATION	YES			BUILT IN CABINET AROUND UNIT
8	NOT USED	NOT USED				NOT USED
9	1	CONVECTION OVEN	YES			
10	2	SPIRAL MIXER	YES			
10A	1	STAND MIXER			YES	
11	1	PREP SINK				
12	1	COOLER	YES			
13	1	ESPRESSO MACHINE	YES			
14	1	COFFEE GRINDER	YES			
15	1	DRIP COFFEE MACHINE	YES		YES	
16	1	HOT WATER DISPENSER	YES		YES	
17	1	SINGLE TAP KEGERATOR	YES			
18	1	ICE BIN				
19	1	ICE MACHINE	YES		YES	PROVIDE FLOOR DRAIN FOR CONDENSATE
20	1	DROP IN HAND SINK			YES	



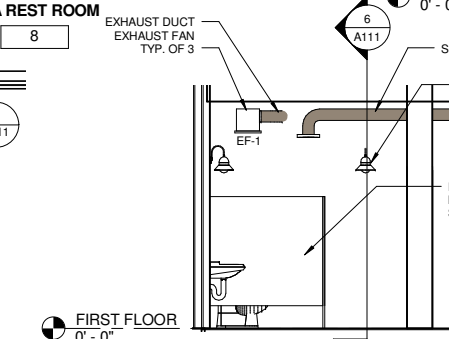
2 MEN'S ROOM ELEVATION
3/8" = 1'-0"



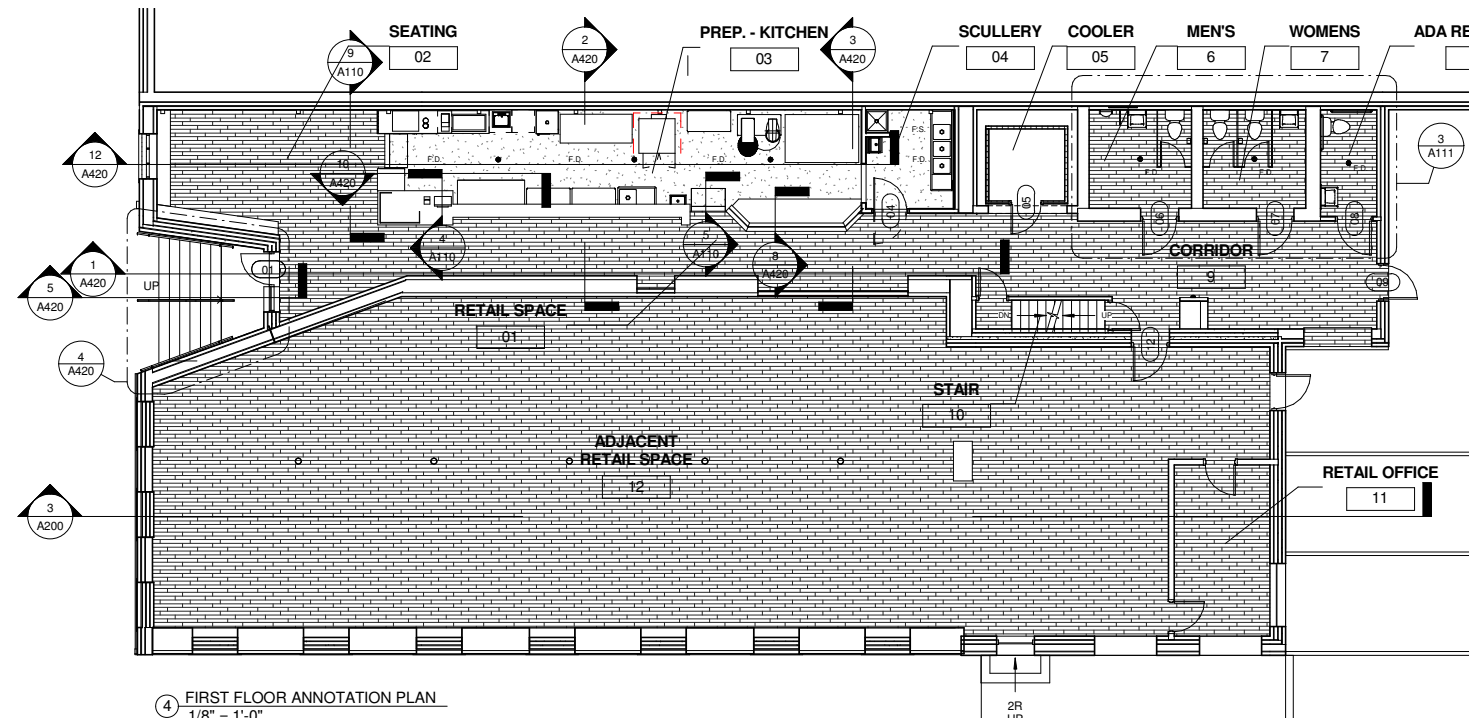
3 LARGE SCALE REST ROOM PLANS
1/4" = 1'-0"



6 SECTION AT RESTROOMS
1/4" = 1'-0"



5 SECTION AT MENS ROOM
1/4" = 1'-0"

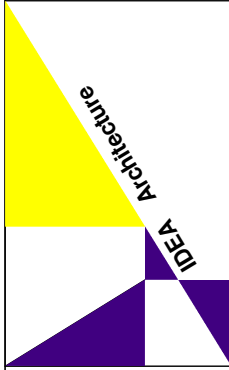


4 FIRST FLOOR ANNOTATION PLAN
1/8" = 1'-0"

DOOR SCHEDULE											
NUMBER	WIDTH	HEIGHT	DOOR TYPE	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MAT	FRAME FINISH	COMMENTS	
01	3'-0"	7'-0"	FG	0'-1 3/4"	AL	PT	F2	AL	PT	PREFINISHED ALUMINUM DOOR & SIDELIGHT W/ 1" INSULATING GLASS - PROVIDE PANIC HARDWARE	
04	3'-0"	6'-11"	DA	0'-1 3/4"	MFR	SS	MFR	SS	MFR	DOUBLE ACTING ELIASON DOOR SCP-3 STAINLESS W - GLASS	
05	2'-8"	7'-0"	MFR	0'-1 3/4"	MFR	MFR	MFR	MFR	MFR	COOLER DOOR	
06	3'-0"	7'-0"	F	0'-1 3/4"	WD	ST	F1	HM	PT		
07	3'-0"	7'-0"	F	0'-1 3/4"	WD	ST	F1	HM	PT		
08	3'-0"	7'-0"	F	0'-1 3/4"	WD	ST	F1	HM	PT		
09	3'-0"	7'-0"	FG	0'-1 3/4"	AL	PT	F1	AL	PT	PREFINISHED ALUMINUM DOOR W/ 1" INSULATING GLASS - PROVIDE PANIC HARDWARE	
NOT USED	0"	0"	F	0'-1 3/4"	HM	PT	F1	HM	PT	NOT USED	
12	3'-0"	7'-0"	F	0'-1 3/4"	WD	ST	F1	HM	PT	PROVIDE PANIC HARDWARE 90 MIN FIRE RATED "B" LABEL DOOR	

No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19

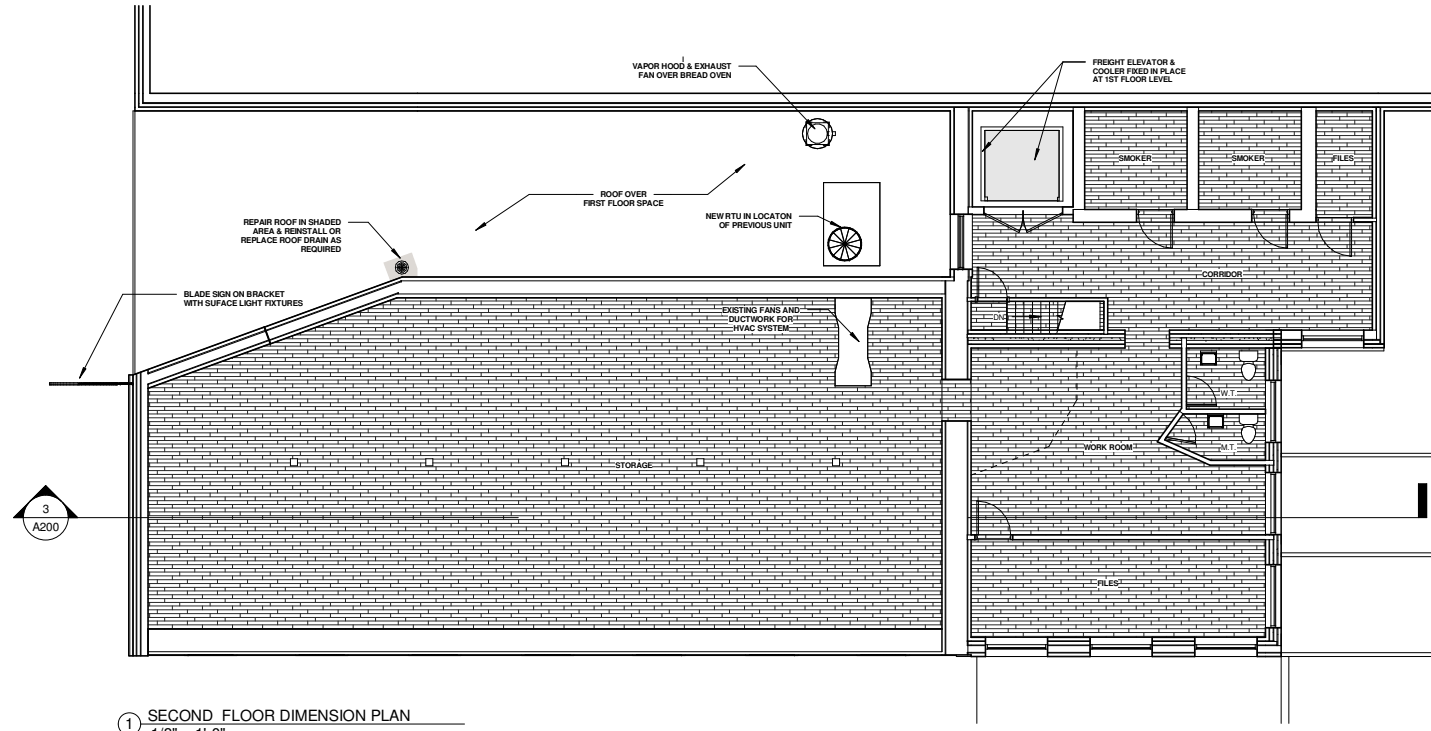
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



FIRST FLOOR EQUIPMENT PLAN	
PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	CS
APPROVED	LN

A111

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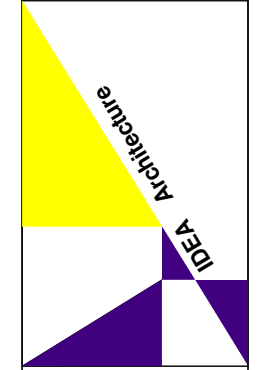
1 SECOND FLOOR DIMENSION PLAN
1/8" = 1'-0"

PLAN NOTES

1. ALL UTILITY LINES SHALL BE ENCLOSED IN FLOOR, WALL OR CEILING CONSTRUCTION AS REQUIRED UNLESS OTHERWISE NOTED IN PUBLIC AREAS.
2. RESPECTIVE PLBG., VENTILATING, HEATING, ELECT., & FIRE PROTECTION CONTRACTORS TO PROVIDE GENERAL CONTRACTOR WITH ALL REQ'D. ACCESS PANELS FOR GENERAL CONTRACTOR TO INSTALL. COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS WITH MECHANICAL AND ELECTRICAL. PROVIDE ALL REQUIRED LINTELS FOR OPENINGS. SEE STRUCTURAL FOR LINTEL SIZES.
3. PROVIDE FOR AND VERIFY LOCATION, SIZE AND QUANTITY OF ALL EQUIPMENT PADS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SUB CONTRACTORS.
4. FURNITURE IS NOT IN CONTRACT AND IS SHOWN FOR REFERENCE ONLY.

No.	Description	Date
1	PERMIT SET	06/18/19
3	CONSTRUCTION SET	08/08/19

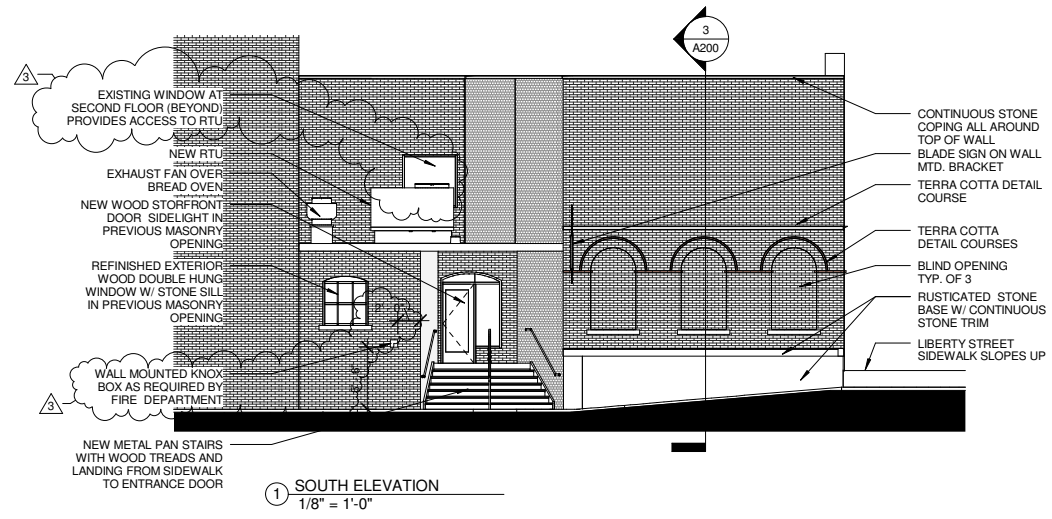
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



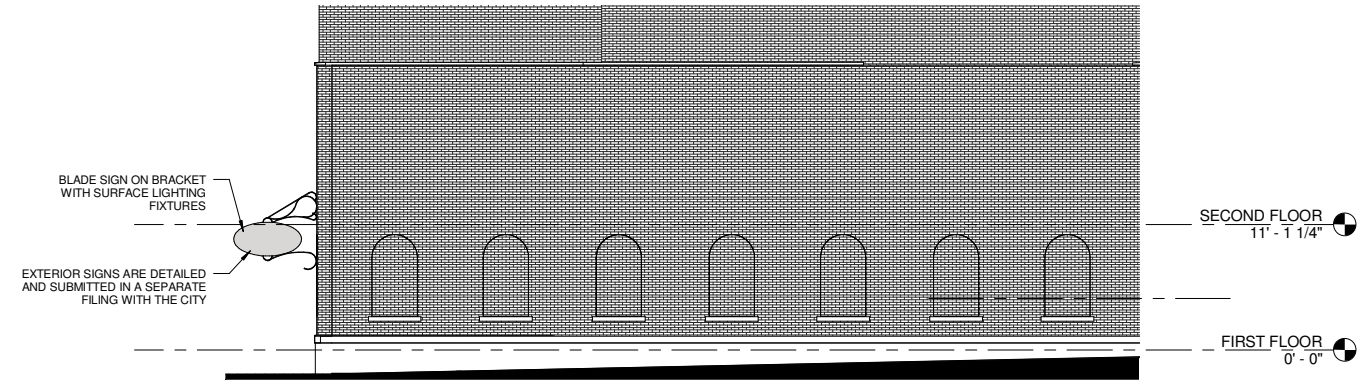
SECOND FLOOR PLAN

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	CS
APPROVED	LN

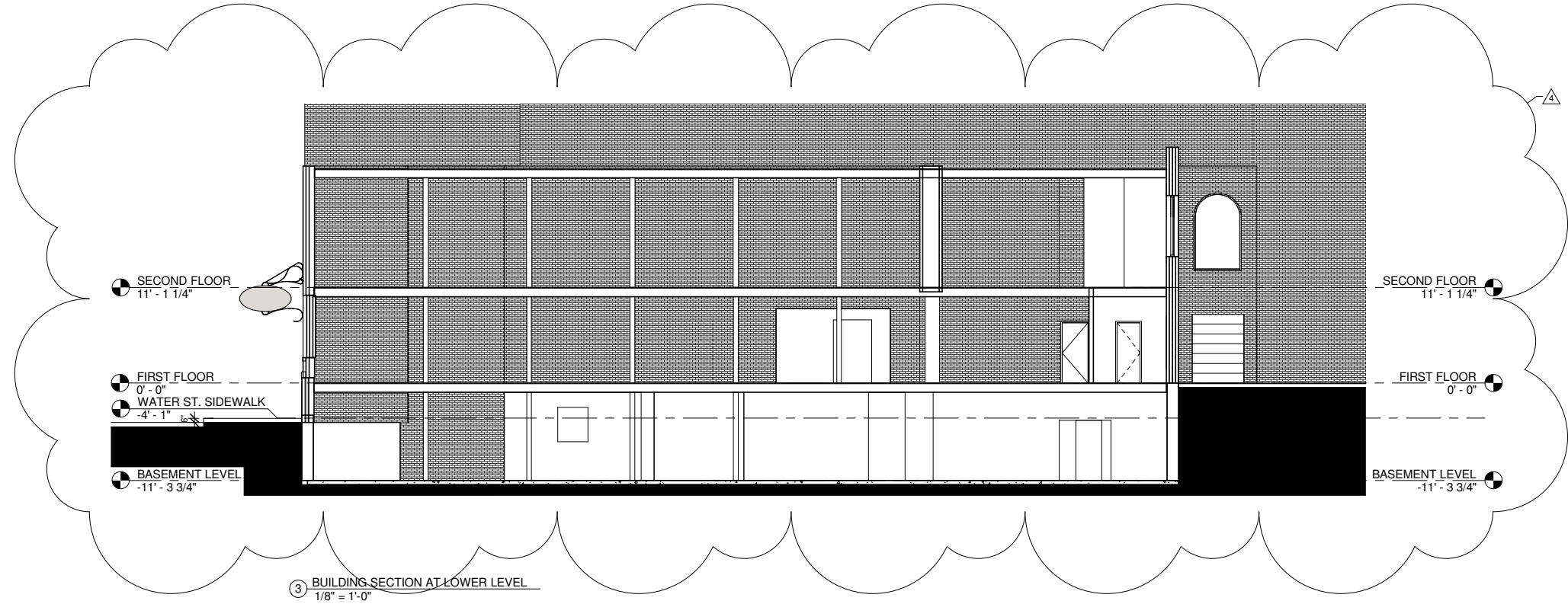
A120



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



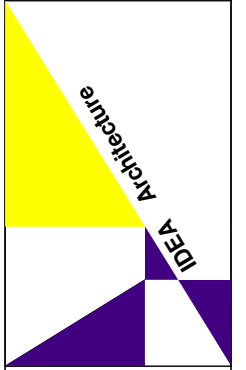
2 PARTIAL EAST ELEVATION
1/8" = 1'-0"



3 BUILDING SECTION AT LOWER LEVEL
1/8" = 1'-0"

No.	Description	Date
1	PERMIT SET	06/18/19
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19

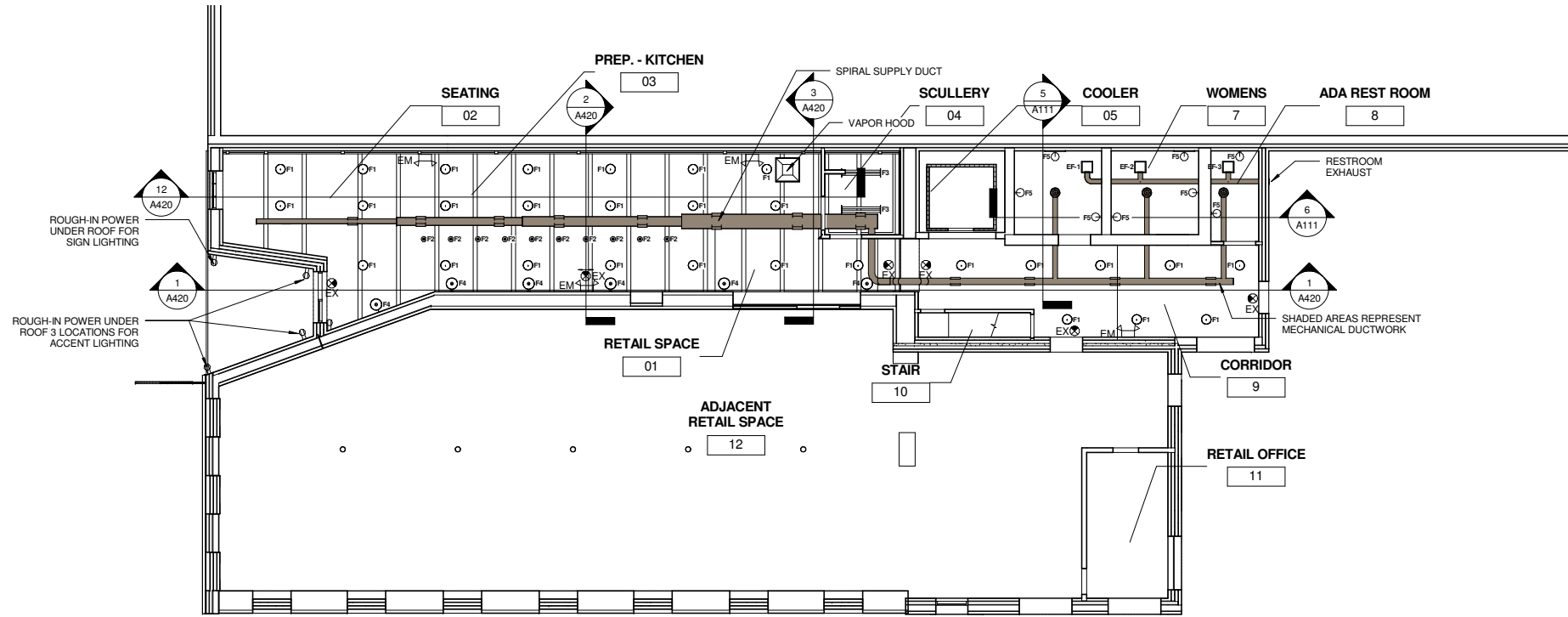
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



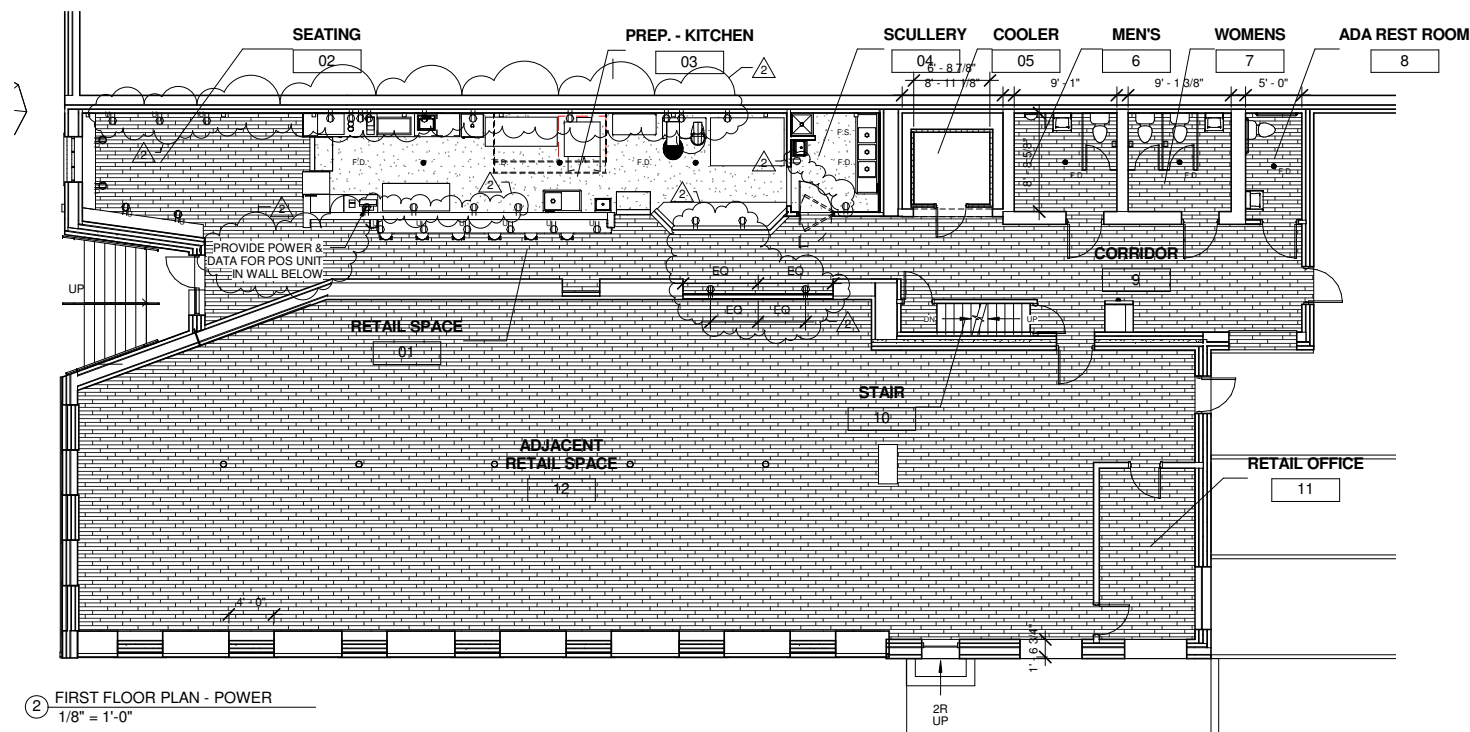
EXTERIOR ELEVATIONS & SECTION

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	GAS
APPROVED	LN

A200



1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN - POWER
1/8" = 1'-0"

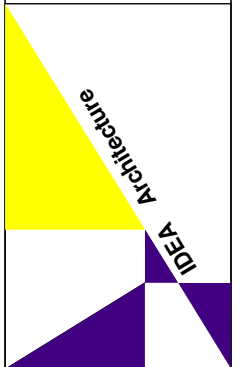
RCP NOTES

1. CONTRACTOR SHALL COORDINATE ALL STRUCTURAL, PLUMBING, HVAC, FIRE PROTECTION & ELECTRICAL WORK W/ CLG HEIGHTS & ARCHITECTURAL WORK.
2. NOTIFY A/E OF ALL ITEMS NOT SHOWN ON REFLECTED CEILING PLAN & LOCATE PER A/E'S DIRECTION.

LEGEND

No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19
4	FINAL REVS.	09/04/19

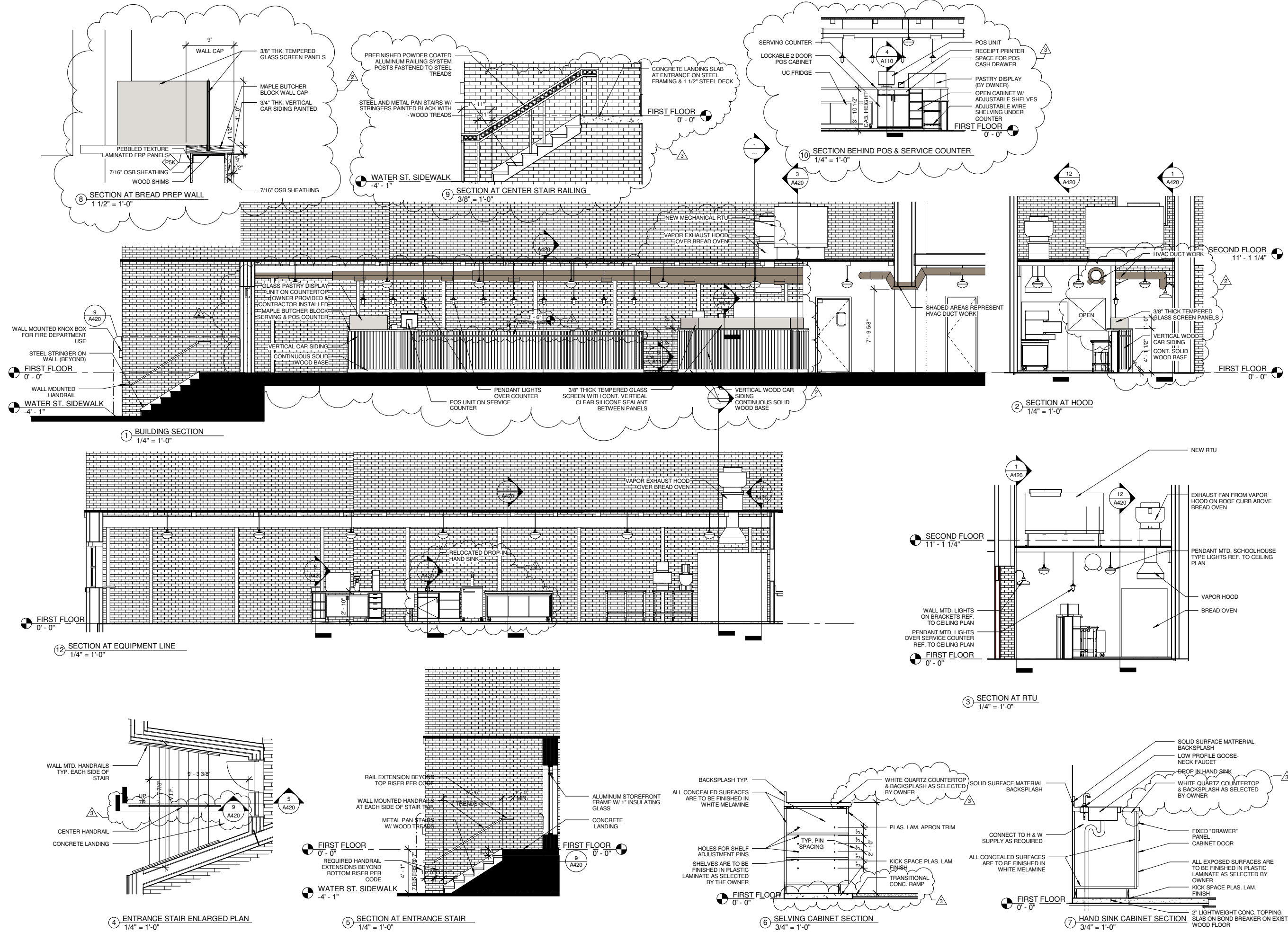
ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
PEORIA, ILLINOIS 61602



FIRST FLOOR REFLECTED CEILING PLAN

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	CS
APPROVED	LN

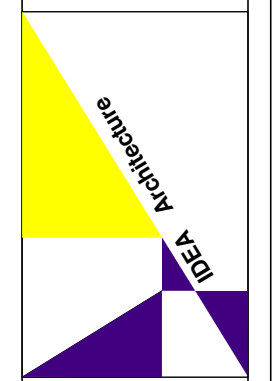
A311



No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19

No.	Description	Date
1	PERMIT SET	06/18/19
2	REVISION - 1	07/16/12
3	CONSTRUCTION SET	08/08/19

ARDOR BREADS & PROVISIONS
101 LIBERTY STREET
 PEORIA, ILLINOIS 61602



BUILDING SECTIONS

PROJECT NO.	19002
DATE	09/04/2019
DESIGN	CS
DRAWN	GAS
CHECKED	GAS
APPROVED	LN

A420

Emily Ambroso

From: Bryjka, Darius <Darius.Bryjka@illinois.gov>
Sent: Friday, August 30, 2019 8:35 AM
To: Emily Ambroso
Cc: 'lawrence.nailon'; 'Dave Knaak'; gcubic60@gmail.com
Subject: RE: [External] National Register of Historic Places
Attachments: Nailon Plumbing Supply, 101 Liberty St, Pt 1, Certified.pdf

Hi Emily,

As per our discussion earlier, I am hereby confirming that the structure at 101 Liberty Street in Peoria is listed on the National Register of Historic Places (NRHP), by its virtue of being a 'contributing' resource within the NRHP-listed Downtown Peoria Historic District. Furthermore, the National Park Service has determined the building to be a certified historic structure during the course of its review of the owner's application for the federal historic tax credit program. A copy of that certification is attached.

Please don't hesitate to contact me with any additional questions.

Sincerely,

Darius Bryjka
Project Reviewer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
O: 217-558-8918
darius.bryjka@illinois.gov

From: Geoffrey Smith <gcubic60@gmail.com>
Sent: Wednesday, August 21, 2019 4:23 PM
To: eambroso@peoriagov.org
Cc: Bryjka, Darius <Darius.Bryjka@illinois.gov>; 'lawrence.nailon' <lawrence.nailon@comcast.net>; 'Dave Knaak' <daveknaak@sbcglobal.net>
Subject: [External] National Register of Historic Places

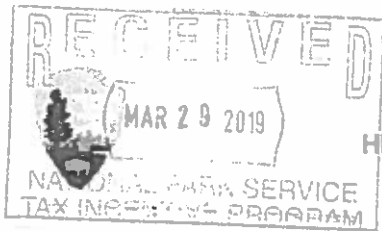
Emily,

Emily I have attached the information that documents the Downtown Peoria Historic District as being on the National Register of Historic Places. Our building, 101 Liberty Street is identified as a Contributing Structure in the District. I am copying Darius Bryjka from the Illinois Historic Preservation Agency in Springfield on this email. He has been involved on this project as it has been developed and has administered the review of our applications for participation in the Historic Tax Credit Program and their coordination with the National Park Service in Washington D.C. He has a comprehensive knowledge of all aspects of our proposed work on the building and the standards that must be met when restoring or renovating historic structures.

Please review this information and coordinate it with what you have been able to gather on the issue of requirements for the impact of the location of this building in the Flood Plain. Feel free to discuss these requirements with Darius. You can reach him by phone at (217) 558-8918. I will send his complete contact information to you via text message. Let me know if you have any questions or need more information regarding this project. We appreciate your help with this.

Thanks, Geoff

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RECEIVED

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FEB 13 2019

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE PRESERVATION SERVICES

NPS ✓

NPS Project Number
40130

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Nailon Plumbing Supply

Street 101 Liberty Street

City Peoria County Peoria State IL Zip 61602-1321

Name of Historic District Downtown Peoria Historic District

National Register district certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Geoffrey A. Smith AIA Company IDEA Architecture

Street 10611 N. Sleepy Hollow Studio B City Peoria State IL

Zip 61615-1121 Telephone (309) 222-4031 Email Address gcubic60@gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Larry Nailon Signature [Signature] Date 02/09/2019

Applicant Entity Nailon Corporation SSN _____ or TIN _____

Street 101 Liberty Street City Peoria State IL

Zip 61602-1321 Telephone (309) 635-7353 Email Address lawrence.nailon@comcast.net

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 80.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 4/16/19

National Park Service Authorized Signature [Signature]

NPS comments attached

Emily Ambroso

From: Osman, Paul <Paul.Osman@Illinois.gov>
Sent: Monday, September 9, 2019 9:08 AM
To: Emily Ambroso
Cc: Lavelle, William
Subject: 101 Liberty, Peoria

Emily,

Thank you for coordinating with the Illinois Department of Natural Resources/Office of Water Resources (IDNR/OWR) regarding improvements to the structure at 101 Liberty (Nailon Plumbing).

Based on submitted plan and our discussions, all development activity at this location will be interior work. There will be no alteration of the exterior building footprint. Therefore, no permit will be required from the IDNR/OWR.

Paul

Paul A. Osman
Chief, Statewide Floodplain Programs
Illinois Office of Water Resources
217-782-4428

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Chapter 12 - FLOOD DAMAGE PREVENTION AND CONTROL

Footnotes:

--- (1) ---

Cross reference— *Buildings and building regulations, ch. 5; civil defense, ch. 7; garbage, litter, vegetation and inoperable motor vehicles, ch. 13; harbor regulations, ch. 14; health and sanitation, ch. 15; historic preservation, ch. 16; mobile homes and mobile home courts, ch. 19; parks and public grounds, ch. 21; planning, ch. 23; streets, sidewalks and other public places, ch. 26; water, sewers and sewage disposal, ch. 31; subdivision regulations, app. A; zoning regulations, app. B.*

Sec. 12-1. - Purpose.

This chapter is enacted pursuant to the police powers granted to this city by sections 1-2-1, 11-12-12, 11-30-2, 11-30-8 and 11-31-2 of the Illinois Municipal Code (65 ILCS 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8 and 5/11-31-2) in order to accomplish the following purposes:

- (1) To prevent unwise developments from increasing flood or drainage hazards to others.
- (2) To protect new buildings and major improvements to buildings from flood damage.
- (3) To protect human life and health from the hazards of flooding.
- (4) To lessen the burden on the taxpayer for flood-control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations.
- (5) To maintain property values and a stable tax base by minimizing the potential for creating flood-blighted areas.
- (6) To make federally subsidized flood insurance available for property in the city by fulfilling the requirements of the National Flood Insurance Program.

(Ord. No. 13011, § 1, 3-20-90)

Sec. 12-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Base flood means the flood having a one percent probability of being equalled or exceeded in any given year. The base flood is also known as the 100-year flood. The base flood elevation at any location is as defined in section 12-5.

Building means a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles and travel trailers to be installed on a site for more than 180 days.

Development means any manmade change to real estate, including:

- (1) Construction, reconstruction or placement of a building or any addition to a building valued at more than \$1,000.00;
- (2) Installing a manufactured home on a site, preparing a site for a manufactured home or installing a travel trailer on a site for more than 180 days;
- (3) Installing utilities, construction of roads or similar projects;
- (4) Construction or erection of levees, walls, fences, bridges or culverts;
- (5) Drilling, mining, filling, dredging, grading, excavating or other nonagricultural alterations of the ground surface;
- (6) Storage of materials; or
- (7) Any other activity that might change the direction, height or velocity of flood or surface waters.

"Development" does not include maintenance of existing buildings and facilities, such as reroofing, replacing or upgrading utilities, resurfacing roads or gardening, plowing and similar agricultural practices that do not involve filling, grading or construction of levees.

Flood means a general and temporary condition of inundation of normally dry land areas from the overflow, the usual and rapid accumulation or the runoff of surface waters from any source.

Floodway means that portion of the SFHA required to store and convey the base flood. The floodway for the SFHAs of the Illinois River and Big Hollow Creek, North Fork Tributary, Big Hollow Creek, Dry Run Creek, Poplet Hollow Creek, Dry Run Creek A, Dry Run Creek C, East Branch Dry Run Creek, Springdale Creek and Boyd's Hollow Creek shall be delineated on the flood boundary and floodway map prepared by the Federal Emergency Management Agency dated February 1, 1980. The floodway for each of the remaining SFHAs of the city shall be according to the best data available to the Illinois State Water Survey Floodplain Information Repository.

FPE or flood protection elevation means the elevation of the base flood plus two feet at any given location in the SFHA, with the exception of the Riverfront Redevelopment area, bounded by State Street, Spring Street, Adams Streets and the Illinois River. In the Riverfront Redevelopment area, the flood protection elevation shall be the elevation of the base flood plus one-tenth of a foot at any given location in the Riverfront Redevelopment area.

Riverine SFHA means any SFHA subject to flooding from a river, creek, intermittent stream, ditch or any other identified channel. This term does not include areas subject to flooding from lakes (except public bodies of water), ponding areas, areas of sheet flow or other areas not subject to overbank flooding.

SFHA or special flood hazard area means those lands within the jurisdiction of the city that are subject to inundation by the base flood. The SFHAs of the city are generally identified as such on the flood insurance rate map of the city prepared by the Federal Emergency Management Agency and dated February 1, 1980. The SFHAs of those unincorporated parts of the county that are within the extraterritorial jurisdiction of the city or that may be annexed into the city are generally identified as such on the flood insurance rate map prepared for the county by the Federal Emergency Management Agency and dated June 1, 1983.

(Ord. No. 13011, § 2, 3-20-90; Ord. No. 13223, § 1, 5-21-91; Ord. No. 14052, § 1, 12-19-95)

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 12-3. - Director of public works.

The director of public works shall be responsible for the general administration and enforcement of this chapter, including but not limited to the following duties:

- (1) Ensure that all development activities within the SFHAs of the jurisdiction of the city meet the requirements of this chapter.
- (2) Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques.
- (3) Ensure that construction authorization has been granted by the state department of natural resources, office of water resources, for all development projects subject to section 12-6 and maintain a record of such authorization.
- (4) Maintain a record of the as-built elevation of the lowest floor (including basement) of all buildings subject to section 12-7.
- (5) Maintain a record of the engineer's certificate and the as-built floodproofed elevation of all buildings subject to subsection 12-7(a)(4).
- (6) Inspect all development projects to ensure that they comply with the provisions of this chapter.
- (7) Cooperate with state and federal floodplain management agencies to improve base flood and floodway data and to improve the administration of this chapter. Submit reports as required for the national flood insurance program.
- (8) Maintain for public inspection and furnish upon request base flood data, SFHA maps, copies of federal or state permit documents and as-built elevation and floodproofing data for all buildings constructed subject to this chapter.

(Ord. No. 13011, § 3, 3-20-90; Ord. No. 14052, § 1, 12-19-95)

Sec. 12-4. - Base flood elevation.

This chapter's protection standard is the base flood. The best available base flood data are listed below. Whenever a party disagrees with the best available data, the party may finance the detailed engineering study needed to replace existing data with better data and submit it to the state water survey and the Federal Emergency Management Agency:

- (1) The base flood elevation for the SFHAs of the Illinois River and Big Hollow Creek, North Fork Tributary Big Hollow Creek, Dry Run Creek, Poplet Hollow Creek, Dry Run Creek A, Dry Run Creek C, East Branch Dry Run Creek, Springdale Creek and Boyd's Hollow Creek shall be as delineated on the 100-year flood profiles in the flood insurance study of the city prepared by the Federal Emergency Management Agency and dated August, 1979.
- (2) The base flood elevation for each SFHA delineated as an AH Zone or AO Zone shall be that elevation (or depth) delineated on the flood insurance rate map of the city.
- (3) The base flood elevation for each of the remaining SFHAs delineated as an A Zone on the flood insurance rate map of the city shall be according to the best data available to the Illinois State Water Survey Floodplain Information Repository. When no base flood elevation exists, the base flood elevation shall be the 100-year flood depth calculated according to the formulas presented in Depth & Frequency of Floods in Illinois, published by the U.S. Geological Survey, 1976.
- (4) The base flood elevation for the SFHAs of those parts of the unincorporated parts of the county that are within the extraterritorial jurisdiction of the city or that may be annexed into the city shall be as delineated on the 100-year flood profiles in the flood insurance study of the county, prepared by the Federal Emergency Management Agency and dated map, revised December 1, 1982.

(Ord. No. 13011, § 4, 3-20-90; Ord. No. 13223, § 1, 5-21-91)

Sec. 12-5. - Development permit.

No person not exempted by state law shall commence any development in the SFHA without first obtaining a development permit from the director of public works. The director of public works shall not issue a development permit if the proposed development does not meet the requirements of this chapter:

- (1) The application for a development permit shall be accompanied by drawings of the site drawn to scale showing property line dimensions; existing grade elevations and all changes in grade resulting from excavation or filling; the location and dimensions of all buildings and additions to buildings; and the elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of section 12-7.
- (2) Upon receipt of an application for a development permit, the director of public works shall compare the elevation of the site to the base flood elevation. Any development

located on land that can be shown to have been higher than the base flood elevation as of the date of the site's first flood insurance rate map identification is not located in the SFHA and therefore not subject to the requirements of this chapter. The director of public works shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first flood insurance rate map identification.

- (3) The director of public works shall inform the applicant of any and all other local, state and federal permits that may be required for this type of development activity. The director of public works shall not issue the development permit unless all required federal and state permits have been obtained.

(Ord. No. 13011, § 5, 3-20-90)

Sec. 12-6. - Preventing increased damages.

No development in the SFHA shall create a damaging or potentially damaging increase in flood heights or velocity or threat to public health and safety.

- (1) Within the floodway identified on the flood boundary and floodway map, the following standards shall apply:
 - a. Except as provided in subsection (1)b. of this section, no development shall be allowed which, acting in combination with existing or future similar works, will cause any increase in the base flood elevation. The specific development activities identified in subsection (2)b. of this section shall be considered as meeting this requirement.
 - b. No increase in the base flood elevation may be permitted unless:
 1. The total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation more than 1.0 foot for the affected hydraulic reach of the stream and will not increase flood damages or potential flood damages;
 2. A permit has been issued by the state department of natural resources, office of water resources, as required in subsection (2)a. of this section; and
 3. For all projects involving channel modifications or fill (including levees), the city shall submit sufficient data to the Federal Emergency Management Agency to revise the regulatory flood data.
- (2) Within all other riverine SFHAs, the following standards shall apply:
 - a. In addition to the other requirements of this chapter, a development permit for a site located in a floodway (or in a riverine SFHA where no floodway has been identified) shall not be issued unless the applicant first obtains a permit or written

documentation that a permit is not required from the state department of natural resources, office of water resources, issued pursuant to an act in relation to the regulation of the rivers, lakes and streams of the state approved June 10, 1911 (615 ILCS 5/5 et seq.).

- b. The following activities may be constructed without the individual permit required in subsection (2)a. of this section in accordance with statewide permits issued by the state department of natural resources, office of water resources, provided the activities do not involve placement of fill, change of grade or construction in the normal channel. Such activities must still meet the other requirements of this chapter:
 1. The construction of wells, septic tanks and underground utility lines not crossing a lake or stream;
 2. The construction of light poles, sign posts and similar structures;
 3. The construction of sidewalks, driveways, surface parking areas, athletic fields (excluding fences), patios and similar surfaces which are built at grade;
 4. The construction of properly anchored, unwallled, open structures, such as playground equipment, stairways or ramps, pavilions and carports;
 5. The placement of properly anchored buildings not exceeding 70 square feet in size nor ten feet in any dimension (e.g., animal shelters and tool sheds); and
 6. The construction of open walled additions to existing buildings which do not increase the first floor area by more than 20 percent, which are located on the upstream or downstream side of the existing building and which do not extend beyond the sides of the existing building that are parallel to the flow of floodwaters.
 7. The construction of unwallled additions such as elevated decks.
 - c. The total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation more than 1.0 foot for the affected hydraulic reach of the stream and will not increase flood damages or potential flood damages.
- (3) Public health standards in all SFHAs:
- a. No development in the SFHA shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants or other hazardous or toxic materials below the FPE unless such materials are stored in a storage tank or floodproofed building constructed according to the requirements of subsection 12-7(a)(4).
 - b. New and replacement sanitary sewer lines and on-site waste disposal systems

may be permitted providing all manholes or other aboveground openings located below the FPE are watertight.

(Ord. No. 13011, § 6, 3-20-90; Ord. No. 13223, § 1, 5-21-91; Ord. No. 14052, § 1, 12-19-95)

Sec. 12-7. - Protecting buildings.

- (a) In addition to the damage prevention requirements of section 12-6, all buildings to be located in the SFHA shall be protected from flood damage below the FPE. This building protection requirement applies to the following situations:
- (1) Construction or placement of a new building valued at more than \$1,000.00.
 - (2) Structural alterations made to an existing building that increase the floor area by more than 20 percent or the market value of the building by more than 50 percent.
 - (3) Reconstruction or repairs made to a damaged building that are valued at more than 50 percent of the market value of the building before the damage occurred.
 - (4) Installing a manufactured home on a new site or a new manufactured home on an existing site. This chapter does not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage.
 - (5) Installing a travel trailer on a site for more than 180 days.
- (b) This building protection requirement may be met by one of the following methods. The director of public works shall maintain a record of compliance with these building protection standards as required in section 12-3.
- (1) A residential or nonresidential building may be constructed on a permanent landfill in accordance with the following:
 - a. The fill shall be placed in layers no greater than one foot deep before compaction.
 - b. The lowest floor (including basement) shall be at or above the FPE. The fill should extend at least ten feet beyond the foundation of the building before sloping below the FPE.
 - c. The fill shall be protected against eroding and scour during flooding by vegetative cover, riprap or bulkheading. If vegetative cover is used, the slopes shall be no steeper than three horizontal to one vertical.
 - d. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
 - (2) A residential or nonresidential building may be elevated in accordance with the following:
 - a. The building or improvements shall be elevated on crawl space, walls, stilts, piles or other foundation provided that:

1. The walls have permanent openings no more than one foot above grade; and
 2. The walls and floor are not subject to damage by hydrostatic pressures associated with the base flood.
- b. The foundation and supporting members shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces, such as current, waves, ice and floating debris.
 - c. All areas below the FPE shall be constructed of materials resistant to flood damage. The lowest floor (including basement) and all electrical, heating, ventilating, plumbing and air-conditioning equipment, and utility meters shall be located at or above the FPE. Water and sewer pipes, electrical, telephone and other utility lines, submersible pumps and other waterproofed service facilities may be located below the FPE.
- (3) Manufactured homes and travel trailers to be installed on a site for more than 180 days shall be:
- a. Elevated at or above the FPE in accordance with subsections (b)(1) or (2) of this section; and
 - b. Anchored to resist flotation, collapse or lateral movement by being tied down in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act, sections 1 through 6, (210 ILCS 120/1—120/6).
- (4) Only a nonresidential building may be floodproofed in accordance with the following:
- a. A registered professional engineer shall certify that the building has been designed so that below the FPE the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood. The building design shall take into account flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy and impacts from debris or ice.
 - b. Floodproofing measures shall be operable without human intervention and without an outside source of electricity.

(Ord. No. 13011, § 7, 3-20-90; Ord. No. 14052, § 1, 12-19-95)

Sec. 12-8. - Other development requirements.

The city council shall take into account flood hazards, to the extent that they are known, in all official actions related to land management, use and development.

- (1) New subdivisions, manufactured home parks, travel trailer parks, annexation agreements, planned unit developments (PUDs) and additions to manufactured home parks and subdivisions shall meet the requirements of sections 12-6 and 12-7. Plats or plans for new subdivisions, manufactured home parks and planned unit developments

(PUDs) shall include a signed statement by a registered professional engineer that the plat or plan accounts for changes in the drainage of surface waters in accordance with section 2 of an Act to revise the law in relation to plats (765 ILCS 205/2).

- (2) Proposals for new subdivisions, manufactured home parks, travel trailer parks, planned unit developments (PUDs) and additions to manufactured home parks and subdivisions shall include base flood elevation data and floodway delineations. Where this information is not available from an existing study filed with the Illinois State Water Survey, the applicant shall be responsible for calculating the base flood elevation and the floodway delineation and submitting it to the state water survey for review and approval as best available regulatory data.

(Ord. No. 13011, § 8, 3-20-90)

Sec. 12-9. - Variances.

Whenever the standards of this chapter place undue hardship on a specific development proposal, the applicant may apply to the combined executive construction commission for a variance. The combined executive construction commission shall review the applicant's request for a variance and shall submit its recommendation to the city council. The city council may attach such conditions to the granting of a variance as it deems necessary to further the intent of this chapter:

- (1) No variance shall be granted unless the applicant demonstrates that:
 - a. The development activity cannot be located outside the SFHA;
 - b. An exceptional hardship would result if the variance were not granted;
 - c. The relief requested is the minimum necessary;
 - d. There will be no additional threat to public health or safety or creation of a nuisance;
 - e. There will be no additional public expense for flood protection, rescue or relief operations, policing or repairs to roads, utilities or other public facilities;
 - f. The provisions of subsection 12-5(3) are met; and
 - g. The provisions of subsection 12-6(1) are met.
- (2) The director of public works shall notify an applicant in writing that a variance from the requirements of section 12-7 that would lessen the degree of protection to a building will:
 - a. Result in increased premium rates for flood insurance up to amounts that may be as high as \$25.00 for \$100.00 of insurance coverage;
 - b. Increase the risks to life and property; and
 - c. Require that the applicant proceed with knowledge of those risks and that the

applicant acknowledge in writing the assumption of the risk and liability.

- (3) Variances to the building protection requirements of section 12-7 requested in connection with the reconstruction, repair or alteration of a site or building included on the national register of historic places may be granted using criteria more permissive than the requirements of subsections (1)a. through e. of this section.

(Ord. No. 13011, § 9, 3-20-90)

Sec. 12-10. - Disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by manmade or natural causes. This chapter does not imply that development either inside or outside of the SFHA will be free from flooding or damage. This chapter does not create liability on the part of the city or any officer or employee thereof for any flood damage that results from reliance on this chapter or any administrative decision made lawfully thereunder.

(Ord. No. 13011, § 10, 3-20-90)

Sec. 12-11. - Penalty.

Failure to obtain a permit for development in the SFHA or failure to comply with the requirements of a permit or conditions of a variance resolution shall be deemed to be a violation of this chapter. Upon due investigation, the corporation counsel may determine that a violation of the minimum standards of this chapter exists. The corporation counsel shall notify the owner in writing of such violation:

- (1) If such owner fails after ten days' notice to correct the violation:
 - a. The city may make application to the circuit court for an injunction requiring conformance with this chapter or make such other order as the court deems necessary to secure compliance with this chapter.
 - b. Any person who violates this chapter shall upon conviction thereof be fined not less than \$50.00 nor more than as provided in section 1-5 of this Code.
 - c. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.
- (2) The corporation counsel shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause coverage by a standard flood insurance policy to be suspended.
- (3) Nothing herein shall prevent the city from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

(Ord. No. 13011, § 11, 3-20-90)

Sec. 12-12. - Abrogation and greater restrictions.

This chapter repeals and replaces other ordinances adopted by the city council to fulfill the requirements of the National Flood Insurance Program, including: Ordinance No. 10405, an ordinance establishing floodplain management in the city; and Ordinance Nos. 10543, 10582, 10598, 10627, ordinances amending Ordinance No. 10405 of the city, establishing floodplain management in the city. However, this chapter does not repeal the original resolution or ordinance adopted to achieve eligibility in the program. Nor does this chapter repeal, abrogate or impair any existing easements, covenants or deed restrictions. Where this chapter and other ordinance easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. No. 13011, § 12, 3-20-90)