



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: February 1, 2018
CASE NO: PZ 18-05

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Jason Heinekamp of Terra Engineering, Ltd. for Carlos Vizcarra of Amerco Real Estate Company, to obtain a Special Use in a Class C-1 (General Commercial) District for a Multi-Story Mini-Storage and Vehicle Rental Facility for the property identified as Parcel Identification Nos. 14-19-477-007 & -019, with an address of 4400 N Brandywine Drive, Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use in a Class C-1 (General Commercial) District for a Multi-Story Mini-Storage and Vehicle Rental Facility at the subject location.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	See attached site plan	N/A	N/A
Mechanical, Refuse & Utility Screening	See attached site plan	N/A	Any items which are visible must be screened
Landscaping	See attached landscape plan	TBY & Parking Lot Landscaping – Existing Conditions Justification	The proposed landscaping is not compliant with requirements
Buffers & Screening	See attached landscape plan	N/A	N/A
Signs	See attached documentation	N/A	Separate sign permits will be required to erect new wall and/or freestanding signs
Exterior Lighting	No changes to existing site	N/A	N/A
Setbacks, Yards	No changes to existing site	N/A	N/A
Height	No changes to existing site	N/A	N/A
Access & Circulation	See attached site plan	N/A	N/A

BACKGROUND

Property Characteristics

The subject property contains 7.26 acres of land and is currently developed as a vacant hotel building. The property is zoned C1 (General Commercial) District and P1 (Parking) District and surrounded by the following classifications:

North	R3 (Single-Family Residential) District	South	C1 (General Commercial) District
East	R3 (Single-Family Residential) District	West	C1 (General Commercial) District

History

Prior Commission actions on this property include a Roof-Top Sign approval in 2005 and the original development approvals from the 1980's. The property was annexed into the City of Peoria through the Richwoods Township Annexation of 1964.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	C3 (General-Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each Special Use application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Special Use Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	No detriment if Use Standards and Conditions are met
No injury to other property or diminish property values	Yes	No injury or diminishment if Use Standards and Conditions are met
No impediment to orderly development	Yes	No impediment if Use Standards and Conditions are met
Provides adequate facilities	Yes	
Ingress/Egress measures designed to minimize traffic congestion	Yes	
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Non-Compliant with TBY and landscaping, parking lot islands & landscaping
Comprehensive Plan Critical Success Factors	Grow employers and jobs	Factor met if Use Standards and Conditions are met
City Council Strategic Plan Goals	Grow Peoria: Businesses, Jobs, and Population Reinvest in neighborhoods	Goal will be met if Use Standards and Conditions are met

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

1. The following use standards shall apply:
 - a. No electrical power supply shall be accessible to the renter/lessee of the storage unit with the exception of lighting fixtures and climate controls.
 - b. The following activities shall be prohibited on the premises:
 - 1) Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Illinois regulations.
 - 2) Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - 3) Operation of a transfer-and-storage business.
 - 4) Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.
 - 5) Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
 - 6) Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials.
 - 7) Habitation of storage units by humans or animals.

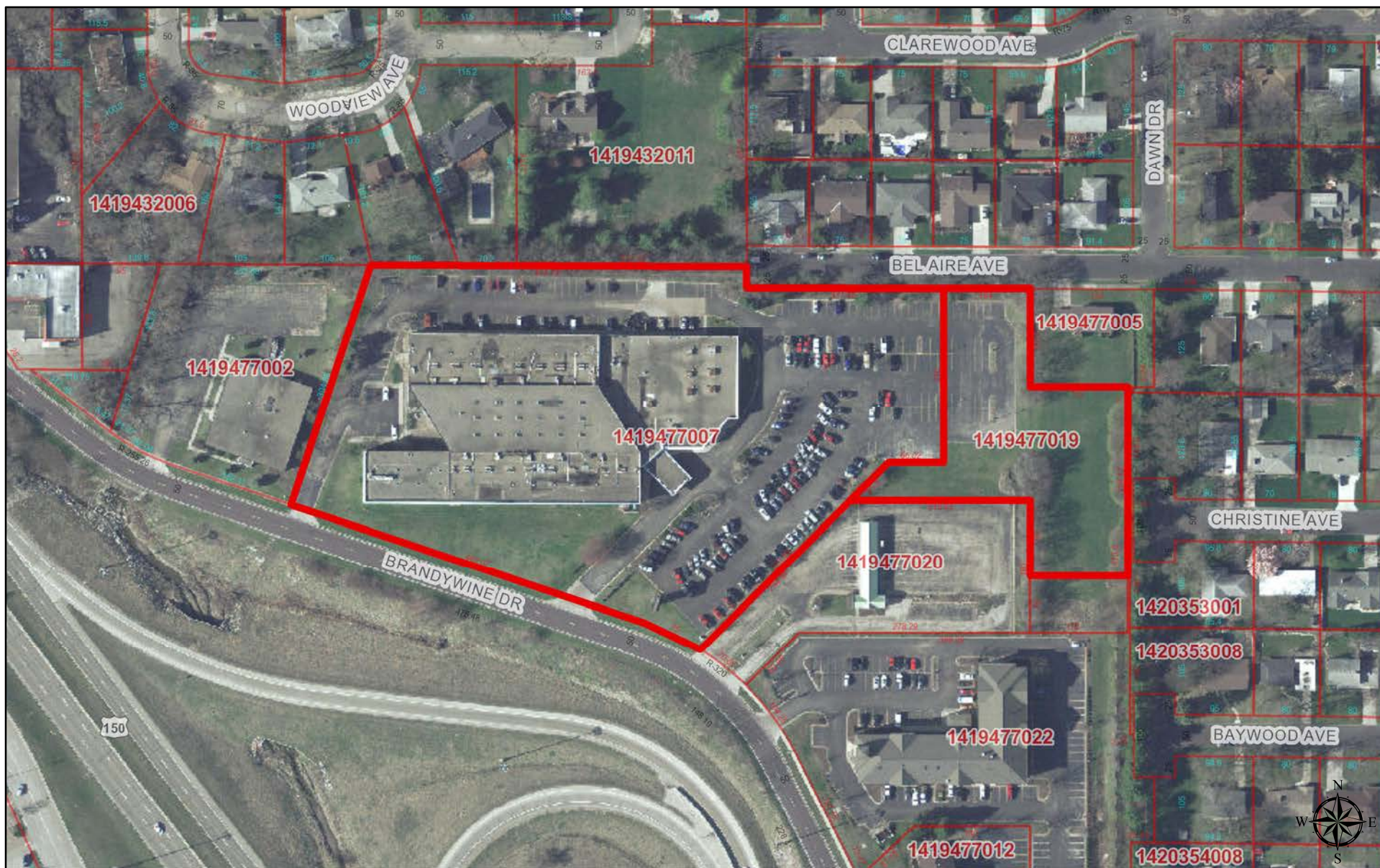
- c. All warehouse storage on the property shall be in a minimum two-story, single-enclosed building. All storage units shall be accessed internally. External doors to individual units shall not be permitted. One consolidated loading area is permitted to the rear or side of the building.
 - d. The storage of boats, RV's or other similar vehicles may be permitted in accordance with 8.4, Outdoor Storage and Display.
2. The existing roof sign shall be removed.
 3. A signage plan shall be submitted and reviewed administratively and shall adhere to current regulations.
 4. A photometric plan shall be submitted and reviewed administratively and shall adhere to current regulations.
 5. A code compliant transitional buffer yard shall be implemented on the site (Plan Northwest, parking area adjacent to residential zoning) if the adjacent landscaping is removed by the adjoining landowners.
 6. A code compliant transitional buffer yard shall be implemented on the site (Plan East, currently zoned P1 Parking District) if ever developed as a parking lot expansion.
 7. Parking Lot islands and landscaping must be installed per landscaping code requirements. The overall parking lot shall adhere to current surfacing requirements.
 8. All required front yard landscaping shall be planted in the required 20-foot front yard along Brandywine Dr.
 9. Documentation shall be provided with respect to the type of uses to be allowed in the parking lot at the rear of the property adjacent to the residentially zoned property. The existing site plan shows disabled parking and striped loading areas which may allow non-compatible activities (e.g. unloading of trucks, idling vehicles, opening/closing of trailer doors). Additional conditions may be added to any building permit application to reduce this possible nuisance.
 10. Documentation shall be provided during the building permit process in order to calculate if there is any required overparking fee.
 11. Bike Parking shall be provided on the site as required. 301 parking spaces requires 8 bicycle spaces.
 12. All required DRB improvements shall be installed on the subject property.

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

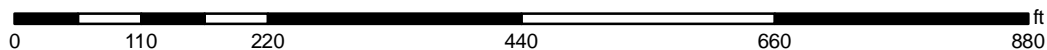
1. Surrounding Zoning
2. Aerial Photo
3. Special Use Attachments
4. DRB Advisory Comments

Peoria County, IL



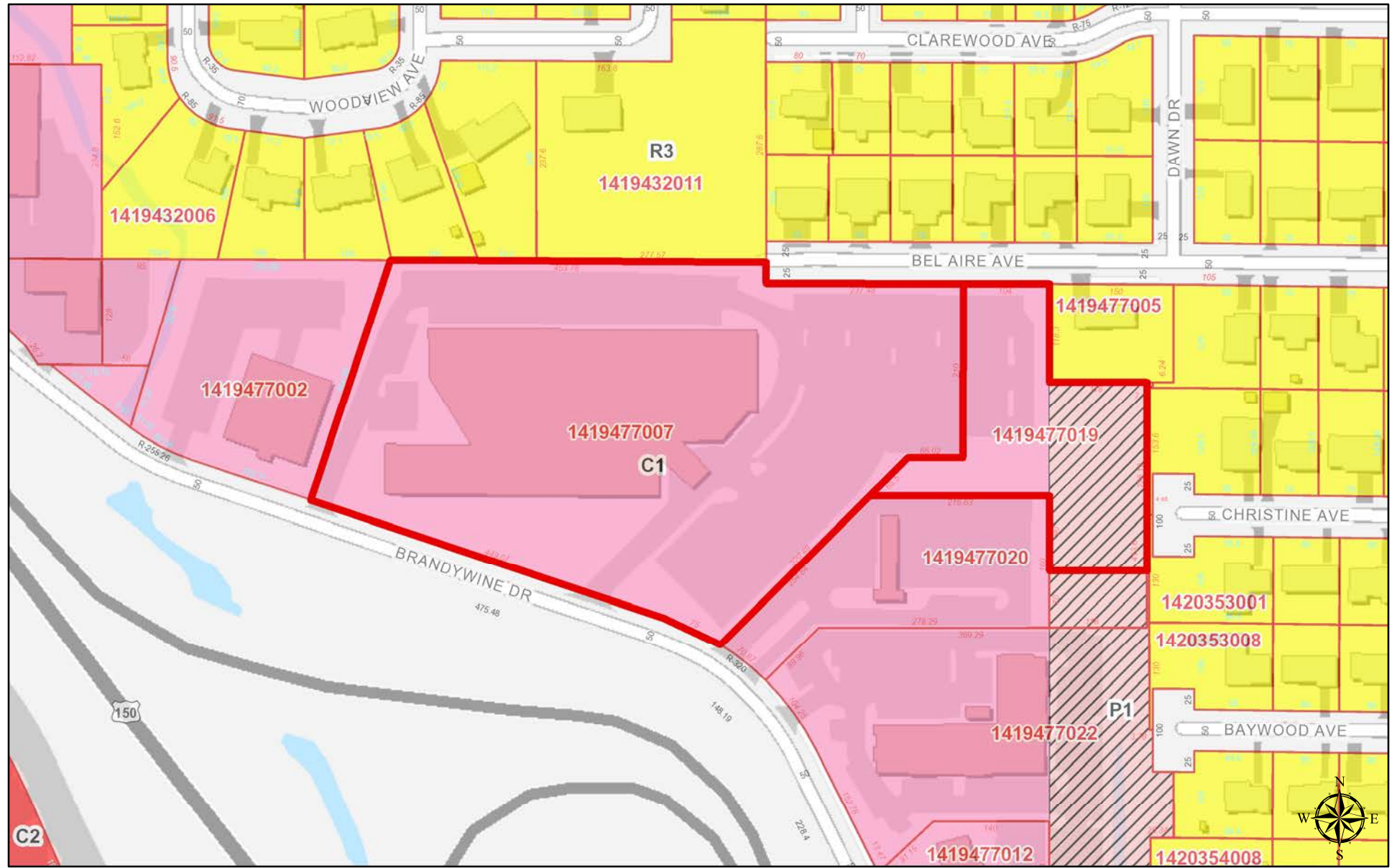
Peoria County, IL, HERE, USGS

1 inch = 167 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

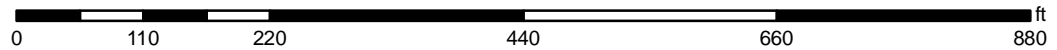
Peoria County, IL



Peoria County, IL, HERE, USGS

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PLANNING AND ZONING COMMISSION
APPLICATION

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- a) Map Amendment (Rezoning)- *Site Plan not required*
 - Current Zoning District: _____
 - Proposed Zoning District: _____
- c) Special Use
- d) Nonconforming Use Change
- e) Special Permit Signs
 - _____ (i): Local Sign Regulation/Shopping Center Signs
 - _____ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- f) Official Development Plan
- g) Preliminary / Final Subdivision Plat
- h) Residential Cluster Development
- i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 4400 N BRANDYWINE DRIVE, PEORIA, IL 61614
Attach additional sheets if necessary
- b) Tax ID Number(s): 14-19-477-007 , 14-19-477-019
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 5.93 + 1.33 = 7.26 ACRES d) Current Zoning District: C1

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

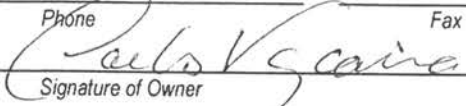
- a) Use: HOTEL / MULTI-STORY MINI-STORAGE & VEHICLE RENTAL
Existing Use Proposed Use
- b) Building Area (square feet): 240,000 SF c) Building Height (feet): ± 28 FEET
- d) Parking Spaces Provided: 7 / 301 Parking Required: 5 / 135
Total Accessible Spaces Total Regular Spaces Total Accessible Spaces Total Regular Spaces
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): N / A

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)


- a) Type of Development: Single-Family Detached Single-Family Attached Multi-Family Other Development (*Describe Below*)
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Library District: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION - REQUIRED

CARLOS VIZCARRA AMERCO REAL ESTATE COMPANY
Name Company
 2727 N. CENTRAL AVE., PHOENIX, AZ 85004
Address, City, State, ZIP+4
 (602) 263-6649 (602) 277-5824 HOLLY_READING@UHAUL.COM
Phone Fax Email

Signature of Owner

6. APPLICANT INFORMATION - if different from owner

JASON HEINEKAMP TERRA ENGINEERING, LTD.
Name Company
 401 MAIN STREET, SUITE 1560, PEORIA, IL 61602
Address, City, State, ZIP+4
 (309) 999-0123 (309) 999-0120 JHEINEKAMP@TERRAENGINEERING.COM
Phone Fax Email

Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

JASON HEINEKAMP TERRA ENGINEERING, LTD.
Name Company
 401 MAIN STREET, SUITE 1560, PEORIA, IL 61602
Address, City, State, ZIP+4
 (309) 999-0123 (309) 999-0120 JHEINEKAMP@TERRAENGINEERING.COM
Phone Fax Email

- Applicant's Interest in Property:**
- Contractor
 - Contract Purchaser
 - Other _____

- Send Correspondence To:** *Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.*
- Owner
 - Applicant
 - Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS:

_____	Completed Application -- <i>Illegible or Incomplete applications will not be accepted.</i>
_____	Filing Fee:
_____	Map Amendment (Rezoning).....\$750 plus \$100/acre (max. \$7,500)*
_____	Downzone to Comprehensive Plan.....\$0
_____	Annexation.....\$0
_____	Text Amendment.....\$750
→ _____	Special Use, Official Development Plans, Special Signs.....\$750 plus \$100/acre (max. \$7,500)* ←
_____	Residential Cluster Development.....\$750 plus \$100/acre (max. \$7,500)*
_____	Subdivision Plat.....\$750 plus \$100/acre (max. \$7,500)*
_____	Survey Plat.....\$125

* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee
 EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095 \$750 + (\$100 X 7.26 ACRES) = \$ 1476

_____ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

4400 N Brandywine Drive,
Peoria, IL 61614

Index of Attachments to:

Planning and Zoning Commission Application,
City of Peoria

- Existing Site Conditions
- Proposed Site Plan
 - Includes Preliminary Building Use Layout
- Proposed Landscape Plan
- Statements on Sign and Lighting Plan
- Building Elevations – Picture Log
- Preliminary Exterior Conceptual Design
- Property Legal Description
- Land Use of Adjacent Properties
- Traffic Generation and Parking Needs (ITE)

4400 N BRANDYWINE DR - EXISTING SITE CONDITIONS



Peoria County, IL, HERE, USGS



1 inch = 100 feet



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Statements on Sign and Lighting Plan

Sign Plan

Site specific sign plan has not been developed at this time. Sign plan will be submitted through City of Peoria building permit process to ensure compliance with municipal code.

Lighting Plan

Site specific lighting plan has not been developed now. Lighting (photometric) plan will be submitted through City of Peoria building permit process to ensure compliance with municipal code.

Picture Log of Existing Building Elevations



Picture 1 - South Elevation



Picture 2 - Southeast Elevation



Picture 3 - North-Northwest Elevation



Picture 4 - West Elevation



Picture 5 - West-Southwest Elevation



Picture 6 - South-Southwest Elevation



SOUTH ELEVATION / CONCEPTUAL IMAGING

U-HAUL

AT
BRANDYWINE DR

4400 N BRANDYWINE DR,
PEORIA, IL 61614



Nacre



Believable Buff



Ultra White



Smokehouse



Tropical Teal



High Gloss Green



Sierra Sunset



Eggshell Black



Light Gray

PRELIMINARY
IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

000000
000000 MSTR ART NH01
10/31/2017

am
ADVERTISING & MARKETING ASSOCIATES, INC.
3727 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 760-8882

Property Legal Description

Known as 4400 North Brandywine Drive in the City of Peoria, Peoria County, ILLINOIS.

TRACT 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF JOSEPH BROTHER'S COMMERCIAL PARK, SECTION ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING THENCE NORTH 17 DEGREES 39 MINUTES 30 SECONDS EAST (BEARINGS ASSUMED FOR PURPOSE OF DESCRIPTION ONLY) ALONG THE EASTERLY LINE OF LOT 1 OF JOSEPH BROTHER'S COMMERCIAL PARK, SECTION ONE, 304.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST, 453.78 FEET TO THE WESTERLY LINE OF BEL-AIRE AVENUE; THENCE SOUTH 0 DEGREES 34 MINUTES 26 SECONDS EAST ALONG THE WESTERLY LINE OF BEL-AIRE AVENUE, 25.0 FEET TO THE SOUTHERLY LINE OF BEL-AIRE AVENUE; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE SOUTHERLY LINE OF BEL-AIRE AVENUE, 237.48 FEET TO A POINT THAT IS 254 FEET NORMALLY DISTANT WESTERLY OF THE EAST LINE OF SECTION 19; THENCE SOUTH 0 DEGREES 48 MINUTES 29 SECONDS EAST, PARALLEL TO AND 254 FEET NORMALLY DISTANT FROM THE EASTERLY LINE OF SAID SECTION 19, 210.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, 66.02 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 34 SECONDS WEST, 320.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BRANDYWINE DRIVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BRANDYWINE DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, FOR AN ARC DISTANCE OF 75.00 FEET; THENCE NORTH 72 DEGREES 20 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BRANDYWINE DRIVE, 449.07 FEET TO THE POINT OF BEGINNING; SAID TRACT SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 08 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF DAWN DRIVE; THENCE NORTH 0 DEGREES 48 MINUTES 29 SECONDS WEST ALONG THE WESTERLY R.O.W. LINE OF SAID DAWN DRIVE, A DISTANCE OF 312.60 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 114.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 53 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 91.15 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF BRANDYWINE DRIVE; THENCE NORTHWESTERLY ALONG THE EASTERLY R.O.W. LINE OF BRANDYWINE DRIVE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 13.47 FEET; THENCE NORTH 27 DEGREES 35 MINUTES 34 SECONDS WEST ALONG THE EASTERLY R.O.W. LINE OF BRANDYWINE DRIVE, A

DISTANCE OF 152.78 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY R.O.W. LINE OF BRANDYWINE DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 174.92 FEET; THENCE NORTH 44 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 178.24 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 44 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 142.25 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 66.02 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BEL-AIRE AVENUE; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE SOUTHERLY R.O.W. LINE OF BEL-AIRE AVENUE, A DISTANCE OF 104.00 FEET TO A POINT 125.00 FEET WESTERLY OF THE WEST R.O.W. LINE OF SAID DAWN DRIVE; THENCE SOUTH 0 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 118.30 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 118.00 FEET TO A POINT 7.00 FEET WESTERLY OF THE WESTERLY R.O.W. LINE OF SAID DAWN DRIVE; THENCE SOUTH 0 DEGREES 48 MINUTES 29 SECONDS EAST PARALLEL TO THE WESTERLY R.O.W. LINE OF DAWN DRIVE, A DISTANCE OF 228.12 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, A DISTANCE OF 353.33 FEET; THENCE NORTH 45 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.68 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS. EXCEPTING THEREFROM ALL THAT PART DESCRIBED AS: A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 08 MINUTES 53 SECONDS WEST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF SAID SECTION 19, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DAWN DRIVE; THENCE NORTH 00 DEGREES 48 MINUTES 29 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DAWN DRIVE, 516.69 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 53 SECONDS WEST, 7.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 53 SECONDS WEST, 267.54 FEET; THENCE SOUTH 59 DEGREES 05 MINUTES 43 SECONDS WEST, 119.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRANDYWINE DRIVE; THENCE NORTH 27 DEGREES 35 MINUTES 34 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 63.00 FEET; THENCE NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, FOR AN ARC DISTANCE OF 104.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING THENCE NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, FOR AN ARC DISTANCE OF 70.67 FEET; THENCE NORTH 44 DEGREES 25 MINUTES 34 SECONDS EAST, 254.84 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 34 SECONDS EAST, 216.63 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 29 SECONDS EAST, 160.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, 278.29 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 34 SECONDS WEST, 89.96 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Traffic Generation and Parking Needs

Location: Proposed UHAUL facility, 4400 N Brandywine Dr, Peoria, IL 61614

Prepared by: TERRA Engineering, Ltd., January 22, 2018

Per coordination with UHAUL, an estimated 150,000 SQ FT will accommodate mini/self-storage. The total square footage of the building is 240,000 SQ FT. The remaining square footage of the building will not be utilized as a land use generating additional traffic or requiring additional parking.

Traffic Generation:

Per the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*, this proposed land use fits the description associated with "Land Use 151 – Mini-Warehouse". The estimated number of trips generated by the proposed facility is:

- 30, during the morning peak hour of the facility, with 50% (15) entering and 50% (15) exiting
- 30, during the afternoon peak hour of the facility, with 51% (15) entering and 49% (15) exiting

Parking Needed:

Per the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition*, this proposed land use fits the description associated with "Land Use 151 – Mini-Warehouse". The estimated number of parking stalls occupied in the peak period is:

- 26 stalls (85th percentile, on a weekday)

In accordance with the City of Peoria and federal regulation, 2 of the parking stalls must be accessible if 26 stalls are provided.

Conclusion:

The former land use of the facility was a hotel. The proposed land use generates significantly less traffic and requires significantly fewer parking stalls during its operation. We recommend that a minimum of 30 parking stalls be provided to meet the facility's needs, 2 of which must be accessible. If additional parking stalls are provided, the number of accessible spaces must be re-evaluated to meet City and federal regulations. If the use of the facility changes from what is noted above, the parking needs of the facility should be re-evaluated.



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 4400 W Brandywine Dr.

Building Job ID: Project # 18-6

Project Description: Special Use Hotel to Mini-Storage & Vehicle Rental

Project Status: ACTIVE

Department: Public Works

Comment Date: January 17, 2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

Here are comments regarding the submitted site plan for the proposed special use:

Parking Lot

1. Submit a site plan, to-scale, showing proposed parking layout. Include dimensions of stalls (width and length) and driving aisles.
2. Dimension existing / proposed parking stalls (width and length), driving aisles and entrance widths.
3. Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria. All re-stripping of lots must comply with the current code including:
 - a. Accessible parking spaces must be 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
 - b. Accessible parking spaces shall be located on the shortest accessible route of travel to an accessible facility entrance (generally the closest parking space to the accessible door).
 - c. Parking spaces must be a minimum of 18.5' in length by 8.5' in width and striped to be independently maneuverable.
4. Provide 1 accessible parking space per 25 patron/employee spaces.
5. Contact Public Works Department for information about angled parking. Required dimensions are dependent on the angle of the stall.

Sidewalks

6. Sidewalk construction is required along the property frontage on Brandywine.
7. A pedestrian accessible route (PAR) shall be provided between the public ROW and the building. Show it on the site plan for reference (no pavement markings are required).
8. Detectable warnings shall only be installed at entrances/alleys with permanent stop control devices (stop signs, signals, etc.).
9. Detectable warnings are no longer required interior to a site except at transit platform edges. See excerpt from the "Guidance on the 2010 ADA Standards for Accessible Design": The 1991 Standards at sections 4.1.3(15), 4.7.7, 4.29.2, 4.29.5, 4.29.6, and 10.3.1(8) require detectable warnings at curb ramps, hazardous vehicular areas, reflecting pools, and transit platform edges. The 2010 Standards at sections 218, 810.5, 705.1, and 705.2 only require detectable warnings at transit platform edges. This does not apply to public ROW.

PLEASE SEE DEPARTMENT CONTACT INFORMATION ON THE LAST PAGE

10. Sidewalk cross slope through drive approaches shall continue in a constant plane, with 1.5% cross slope (2% maximum).

Traffic Study

11. Provide a traffic impact statement. Will the proposed use require any improvements to public infrastructure to operate safely and effectively?

Permits

12. The following Public Works permit will required. Contractors must be licensed and bonded with the City of Peoria:

- a. Sidewalk/Drive Approach Permit

It is unclear from the site plan if any alteration of the site (on the grounds outside of the buildings) is proposed. Depending on the magnitude of the site alteration (if any) the following comments and permits may apply:

Driveway geometry(Chapter 26-209)

13. Driveways shall be constructed in accordance with current City Standards (including concrete thickness, apron dimensions and slopes). Depressed curb shall be installed (or maintained) through the driveway (curb should not follow the driveway flares).

Stormwater

14. Stormwater Management is required in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (even if project decreases impervious area), volume control is required per Sec. 9.5-31. - Retrofitting Presently Developed Sites.

15. Stormwater Management is required in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (even if project decreases impervious area), volume control is required per Sec. 9.5-31. - Retrofitting Presently Developed Sites. For any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years, volume control, detention and 100-year floodrouting are required.

16. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.

17. If storm water management exists on the site, provide documentation that the proposed development meets the assumptions made for the existing storm water detention basin (proposed RCN & Tc versus assumed RCN & Tc).

Permits

18. The following Public Works permits may be required, depending on the alteration (if any) of the site. Contractors must be licensed and bonded with the City of Peoria:

- b. Sidewalk/Drive Approach Permit
- c. Excavation Permit (for utility connections; flowable fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk)
- d. Erosion, Sediment and Storm Water Control Permit
- e. Lane/Road/Sidewalk/Alley Closure

19. Additional permits may be required:

a. General ROW Use permit

20. An NPDES construction permit from the Illinois EPA may be required for this project, if the total disturbed area is greater than one acre.

Floodplain:

21. The southwest corner of this property is located near a Flood Hazard Area. No new buildings, fences or other obstructions may be constructed on this property prior to obtaining a development permit from the director of public works. Contact 494-8800.



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 4400 N. Brandywine

Building Job ID: Project 18-4

Project Description: Interior renovation to Storage

Project Status: ACTIVE

Department: Fire

Comment Date: 1-22-2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No Comments on the site plan.