



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Site Plan Review Board

**DATE:** February 4, 2016

**CASE NO:** PZ 16-03

**SUBJECT:** Public Hearing on the request of Concordia Lutheran School, to amend Ordinance 13,533, as amended, for a Special Use for a School, for the property located at 2000 W. Glen Avenue (Parcel Index Number 14-19-427-007), Peoria, Illinois (Council District 4)

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## **SUMMARY OF PROPOSAL**

The petitioner is requesting to amend the existing Special Use for an existing K-8 School, to add a 14,700 square foot gymnasium with 500 seats, and reconfigure an existing parking lot with 28 additional parking spaces, as shown on the attached plans and described below.

### ***Building and Yards***

The proposed gymnasium will be 34 feet, 10 ½ inches in height, and meets district requirements. Materials proposed are: brick veneer up to 10 feet above grade, with a metal panel above to the eave on the east façade; metal panels on the south and west façades; and a standing seam roof.

### ***Parking and Access***

A total of 196 parking spaces are proposed. For a K-9<sup>th</sup> school, 1 space per employee, plus one space for every 4 visitors. The school has 23 employees, and, per the applicant, potentially 477 visitors. Therefore a maximum of 142 spaces would be allowed, 54 less than provided.

### ***Landscaping, Lighting, and Screening***

The landscaping will be consistent with the previous approval in 2003, Ordinance 15, 513. Pursuant to that approval, a transitional buffer yard will continue to be provided along the west property line. The east property line abuts unimproved right-of-way; no transitional buffer yard is required. The south property line, however, will require a transitional buffer yard.

### ***Signage***

Existing signage was approved with the existing special use.

## **REQUESTED WAIVER**

A waiver from the parking impact fee, Zoning Ordinance Section 15.2, to allow a total overage of 54 parking spaces. Note the parking maximum is exceeded by 54 spaces; however the existing parking is 168. Therefore, only the additional 28 spaces would be charged.

## **BACKGROUND**

### ***Property Characteristics***

The subject property contains 8.13 acres of land and is currently developed as the Concordia Lutheran School. The property is zoned Class R-3 Single-Family residential and surrounded by R-3 (Single-Family Residential) zoning to the east, west and south; the R-2 (Single-Family Residential) zoning to the north; and O-1 (Arterial Office District) zoning to the northwest.

### ***History***

From 1963 – 1990, the property was zoned R-1, Low Density Residential.  
From 1990 – 2012, the property was zoned R-3, Single Family Residential.

In 1993, a Special Use for the existing school and a temporary building for a computer lab and library was approved in Ordinance No. 13,533 (Case No. 93-13B).

In 1997, a Special Use amendment to allow a sign was approved in Ordinance No. 14,399 (Case No. 97-76B).

In 2003, a Special Use amendment to allow building additions and a parking lot reconfiguration was approved in Ordinance No. 15,513 (Case No. 03-39B). A proposed gym was shown with this case in approximately the same location; it was proposed as 13,500 square feet at the time.

### **SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends **DENIAL** of the following WAIVER:

#### *Waiver*

A waiver from the parking impact fee, Zoning Ordinance Section 15.2, to allow an additional 28 parking spaces.

The Site Plan Review Board recommends **APPROVAL** of proposed gymnasium addition, with the following CONDITIONS:

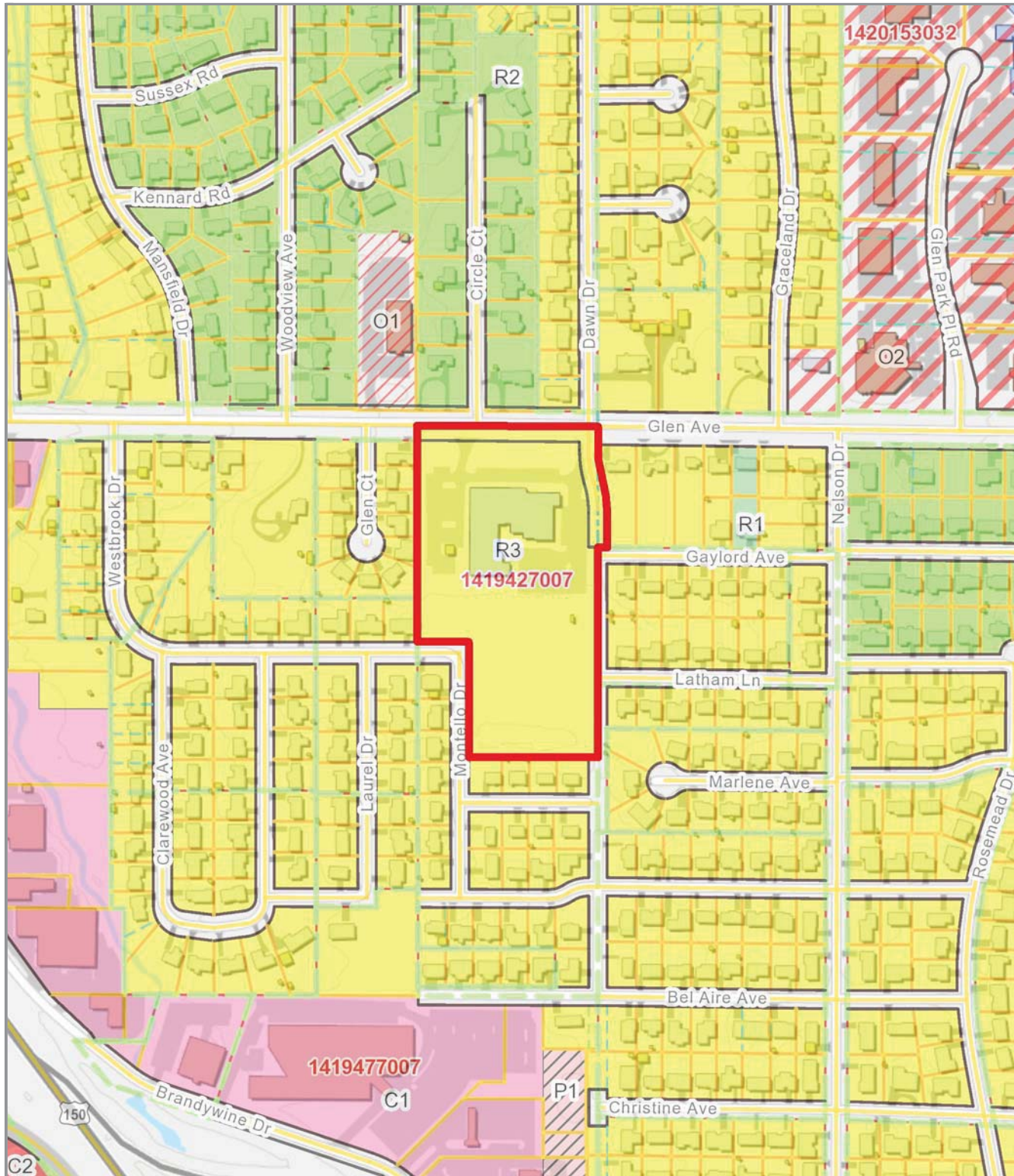
#### *Conditions*

1. Provide a transitional buffer yard along the south property line, in addition to the existing yard on the west side.
2. Meet parking requirement or pay the appropriate impact fee.
3. All other applicable codes must be met.

### **ATTACHMENTS**

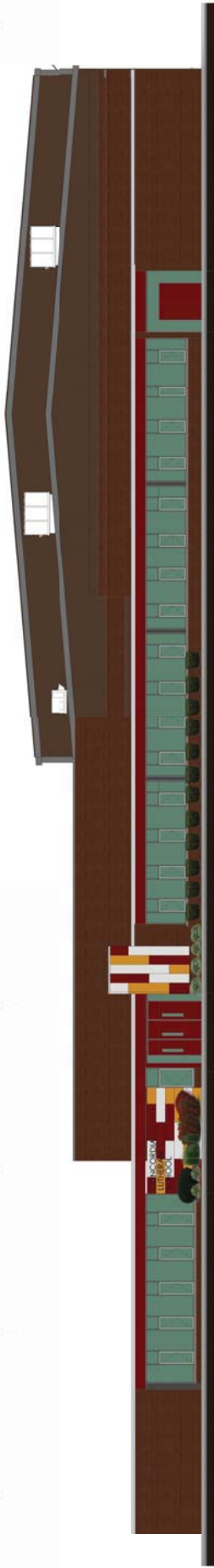
1. Surrounding Zoning
2. Site Plans
3. Landscaping Plan (2003 Special Use)
4. Elevations

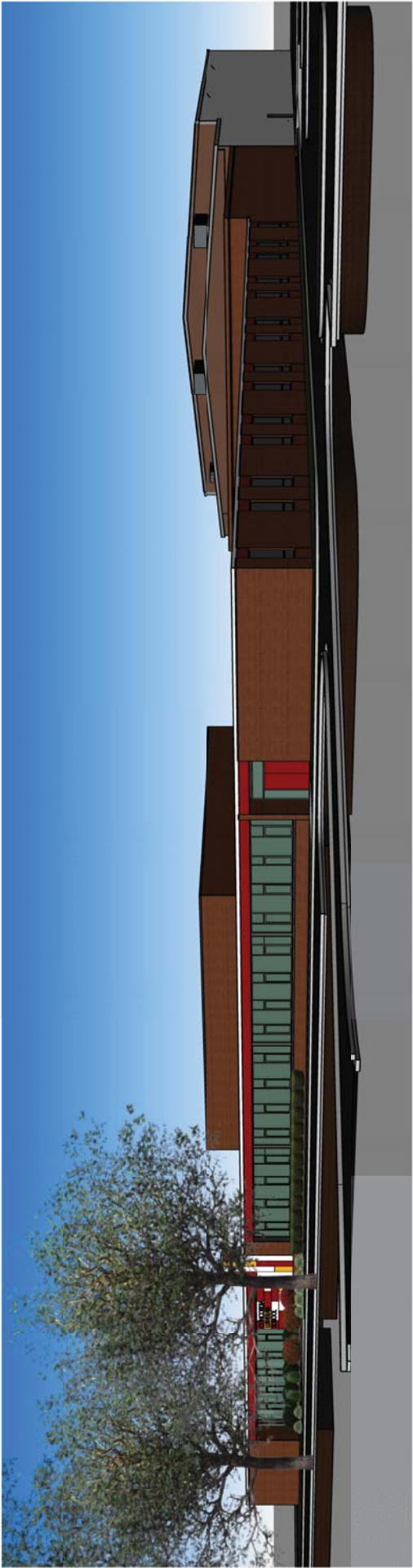
### PZ 16-03 - 2000 W Glen Avenue



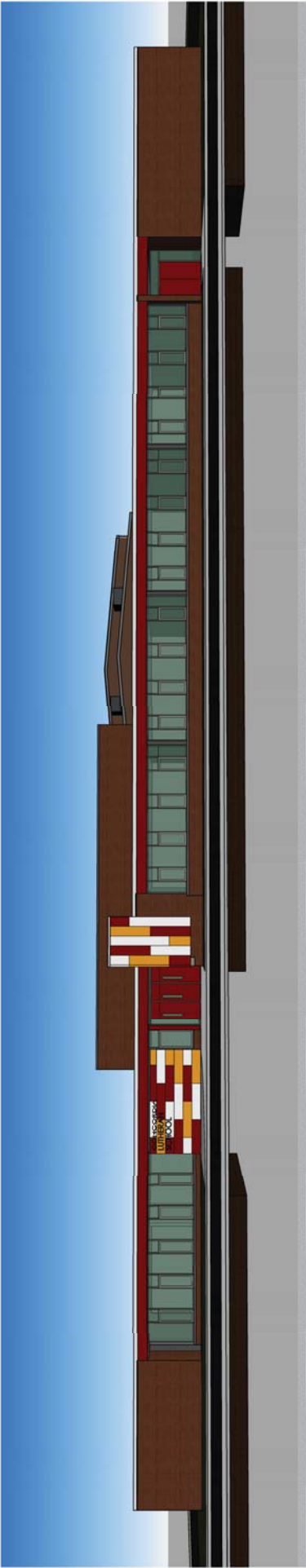
*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be*

Map Scale  
**1 inch = 400 feet**









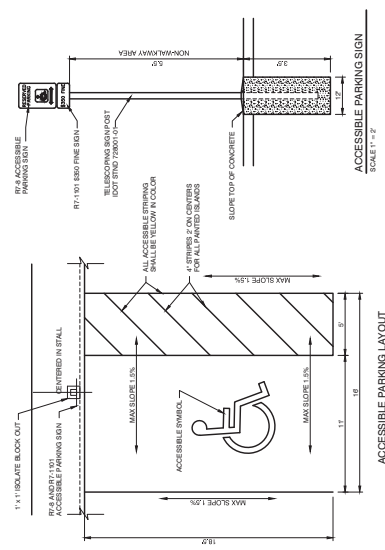
ZONING

LOT ZONED R-3 SINGLE-FAMILY RESIDENCE DISTRICT WITH SPECIAL USE FOR SCHOOL.

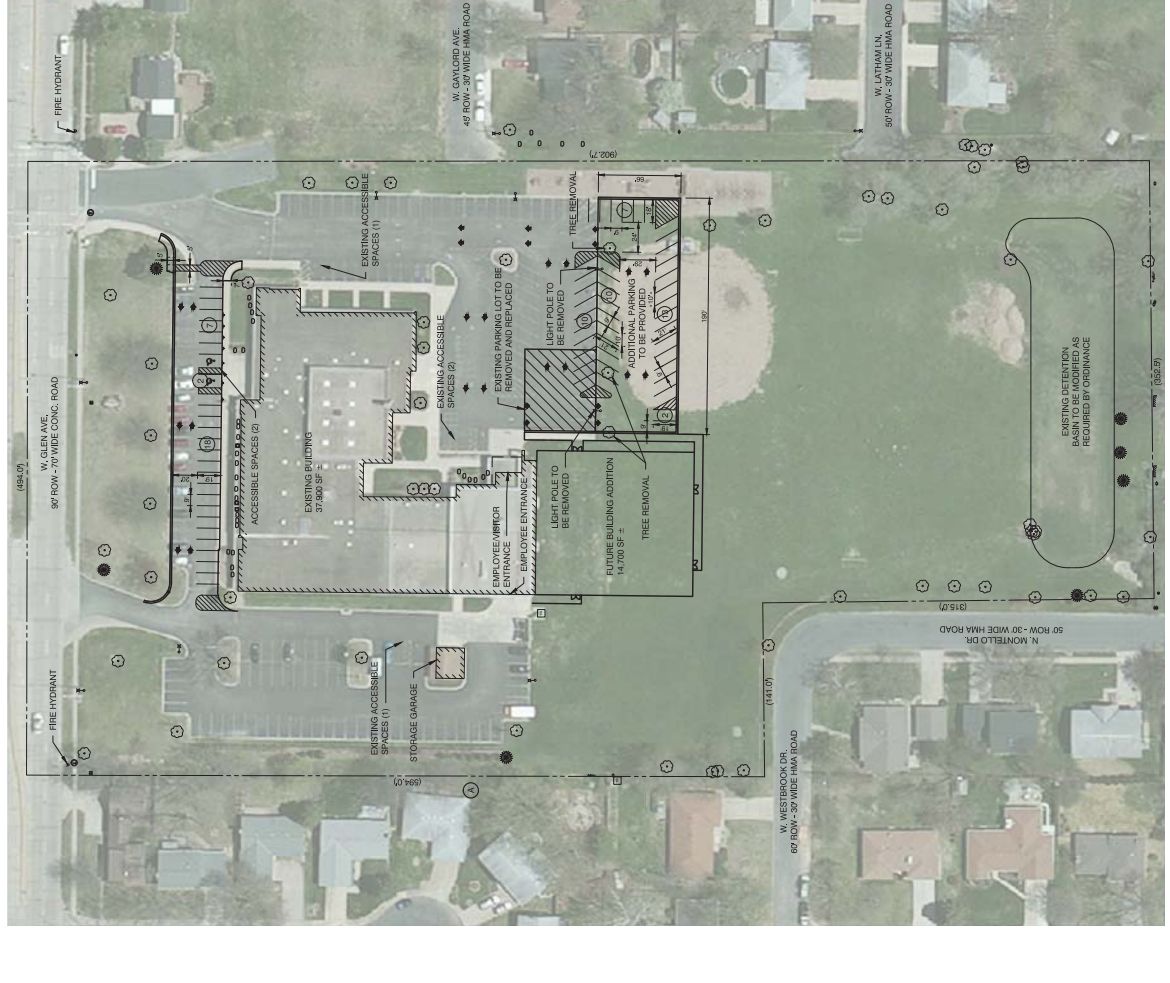
LOT AREA 9.35 ACRES ±
SETBACKS
FRONT = 25'
SIDES = 5'
REAR = 25'

BUILDING AREA
EXISTING BUILDING 37,000 SF ±
FUTURE BUILDING ADDITION 14,700 SF ±
TOTAL 52,000 SF ±

PARKING
TOTAL EXISTING SPACES = 188 SPACES
REGULAR SPACES = 182 SPACES
ACCESSIBLE SPACES = 6 SPACES
TOTAL PROPOSED SPACES = 196 SPACES
REGULAR SPACES = 182 SPACES
ACCESSIBLE SPACES = 14 SPACES
28 ADDITIONAL SPACES PROVIDED



ACCESSIBLE PARKING SIGN
SCALE: 1" = 2'



OVERALL EXISTING AND PROPOSED SITE PLAN
SCALE: 1" = 50'

GLEN AVE. AND WESTBROOK DR. MENTELLO DR. LANDSCAPING REQUIREMENTS PER SECTION 16.4.a OF ZONING ORDINANCE. SCHOOL IS LOCATED IN A SINGLE-FAMILY ZONING LOT AND NO FRONT YARD LANDSCAPING IS REQUIRED.

PARKING - 196 SPACES - 196 POINTS REQUIRED

PARKING LOT LANDSCAPING POINTS:
EXISTING SHADE TREES - 17 TREES @ 30 POINTS = 510 POINTS
EXISTING EVERGREEN TREES - 1 TREE @ 25 POINTS = 25 POINTS
TOTAL EXISTING POINTS PROVIDED - 535 POINTS

TRAFFIC GENERATION

BASED ON THE ITE MANUAL WE UTILIZED LAND USE (634) PRIVATE SCHOOL (K-8). THIS LAND USE IS PRIMARY ACTIVITY SERVING THE COMMUNITY. THIS LAND USE IS OFTEN OCCUPIED BY CHILDREN IN PRE-K CLASSES. THESE SCHOOLS MAY ALSO OFFER EXTENDED CARE AND DAY CARE. CONCORDIA LUTHERAN SCHOOL BEST FITS THIS LAND USE.

NUMBER OF TOTAL GROSS FLOOR AREA = 52,000 SF
BASED UPON THE ITE MANUAL FOR LAND USE 634 AND 630 800 SF GROSS FLOOR AREA WE HAVE CALCULATED THE FOLLOWING TRAFFIC GENERATION FOR THE COMPLETED PROJECT. PEAK HOUR VEHICLE TRIP ENDS A.M. - 687 VEHICLES

LIGHTING

EXISTING LIGHTING SHALL REMAIN. NEW LIGHTING WILL NOT EXCEED 3 FOOT CANDLES AT PROPERTY LINE.

EXISTING FIRE HYDRANT LOCATION

NORTHWEST CORNER OF LOT AT W. GLEN AVE. NORTHEAST CORNER OF LOT AT W. GLEN AVE.

ADJACENT USES

ALL ADJACENT PROPERTIES ARE ZONED R3 AND ARE RESIDENTIAL USE.

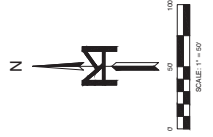
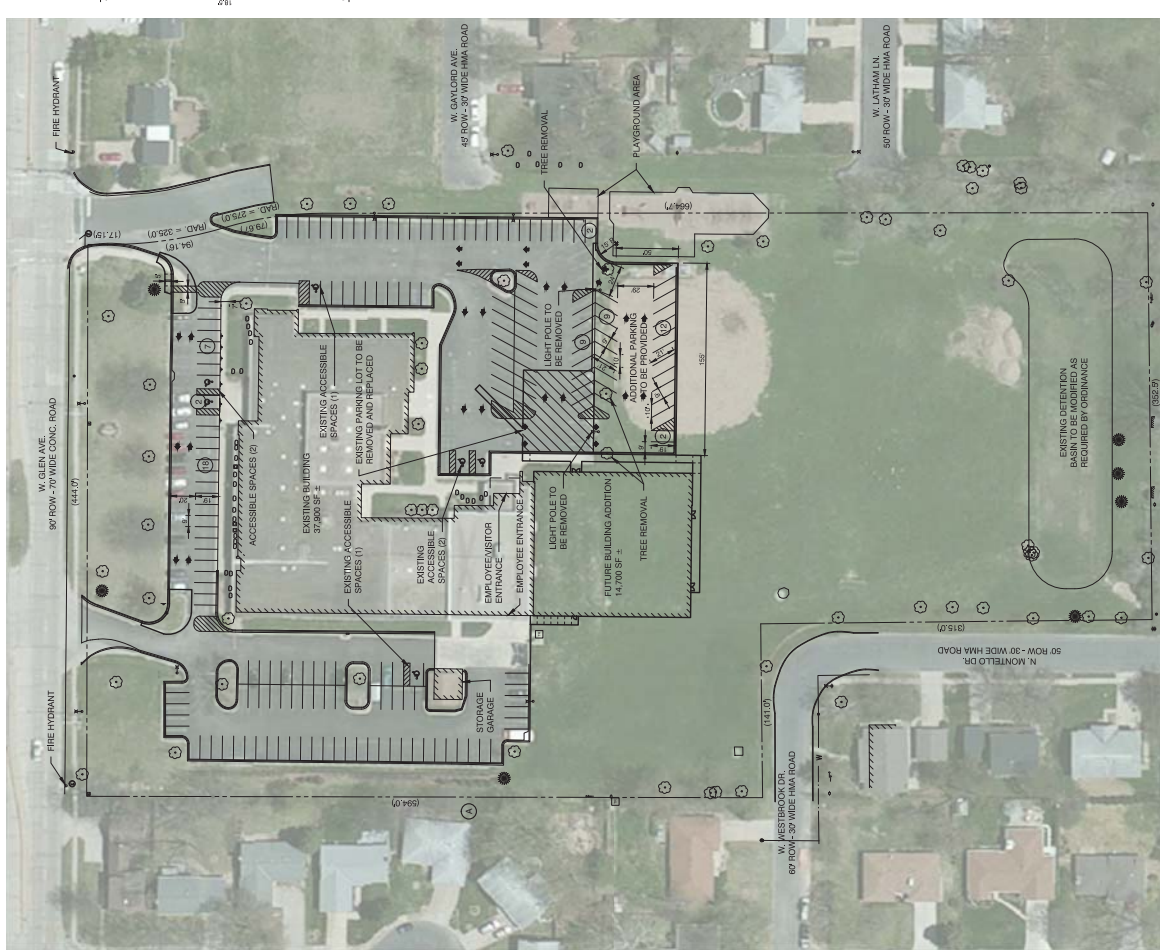
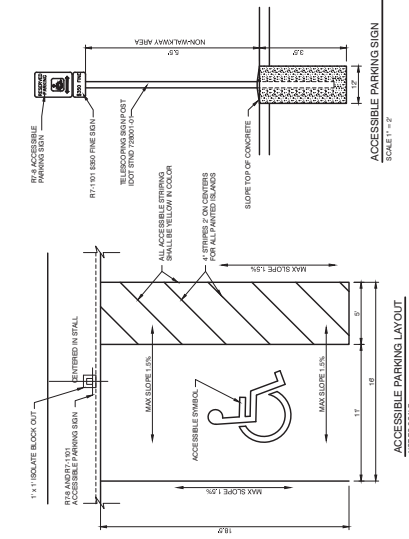


Table containing project metadata: PROJECT NO. 12-29-15, SHEET 1 OF 1, DRAWING NO. 1, TITLE: GYM ADDITION SPECIAL USE EXHIBIT, CLIENT: CONCORDIA LUTHERAN SCHOOL, 2000 W. GLEN AVE, PEORIA, IL 61614. It also includes a revision table and a professional seal for MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.





OVERALL EXISTING AND PROPOSED SITE PLAN  
SCALE: 1" = 50'



**ZONING**  
LOT ZONED R-3 SINGLE-FAMILY RESIDENCE DISTRICT WITH SPECIAL USE FOR SCHOOL

LOT AREA 8.13 ACRES ±

**SETBACKS**  
FRONT = 25'  
SIDES = 5'  
REAR = 25'

**BUILDING AREA**  
EXISTING BUILDING 37,000 SF ±  
FUTURE BUILDING ADDITION 14,700 SF ±  
TOTAL 52,000 SF ±

**PARKING**  
TOTAL EXISTING SPACES = 188 SPACES  
REGULAR SPACES = 182 SPACES  
ACCESSIBLE SPACES = 6 SPACES  
TOTAL PROPOSED SPACES = 192 SPACES  
REGULAR SPACES = 186 SPACES  
ACCESSIBLE SPACES = 6 SPACES  
28 ADDITIONAL SPACES PROVIDED

GLEN AVE. AND WESTBROOK DR. MENTELLO DR. LANDSCAPING REQUIREMENTS PER SECTION 16.4.a OF ZONING ORDINANCE. SCHOOL IS LOCATED IN A SINGLE-FAMILY ZONING LOT AND NO FRONT YARD LANDSCAPING IS REQUIRED.

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CONCORDIA LUTHERAN SCHOOL BEST FITS THIS LAND USE.

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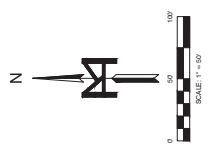
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NORTHWEST CORNER OF LOT AT W. GLEN AVE.  
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PROJECT NO. 1325		PROJECT NO. 1325	
SHEET 1 OF 1		SHEET 1 OF 1	
DRAWING NO. 1		DRAWING NO. 1	
TITLE: CONCORDIA LUTHERAN SCHOOL		TITLE: GYM ADDITION	
CLIENT: 2000 W. GLEN AVE.		CLIENT: 2000 W. GLEN AVE.	
PEORIA, IL 61614		PEORIA, IL 61614	
SURVEYED JMM		SURVEYED JMM	
CHECKED SJK		CHECKED SJK	
SCALE 1" = 50'		SCALE 1" = 50'	
DATE 1/28/10		DATE 1/28/10	
DRAWN BY: JMM		DRAWN BY: JMM	
CHECKED BY: SJK		CHECKED BY: SJK	
DATE: 1/28/10		DATE: 1/28/10	
<p><b>MOHR &amp; KERR ENGINEERING &amp; LAND SURVEYING, P.C.</b>          5801 N. Prospect Road, Suite 68          Peoria, Illinois 61614          www.mohr-kerr.com</p> <p>Office: (309) 692-4500          Fax: (309) 692-9501          Professional Design Firm #164-005601</p>			

