

ORDINANCE NO. 17,426

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-2 (RAILROADWAREHOUSE INDUSTRIAL) DISTRICT, FOR A SOUP KITCHEN, FOR THE PROPERTY LOCATED AT 1825 NE ADAMS STREET (PARCEL INDEX NOS. 18-03-276-004 THROUGH -011 AND 18-03-276-021 THROUGH -029), PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

WHEREAS, the property herein described is now zoned in a Class I-2 (Railroad/Industrial) and CG (General Commercial) District; and

WHEREAS, a petition was received requesting a Special Use Class I-2 (Railroad/Industrial) District, for a Soup Kitchen; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.9 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on December 1, 2016, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood; and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. A Special Use is hereby granted for a Soup Kitchen, with conditions, for following described property:

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE ½ LOT 4 BLK 132 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E SW ½ LOT 3 BLK 132 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE ½ LOT 3 BLK 132 (87-27369)

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BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG MOST NLY COR LOT 1 BLK 132: TH SW 50' SE 112' NE 50' NW 112' TO POB PT LOT 1

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E LOTS 9 THRU 12 BLK 132 & VAC ST GILES ST LYING ADJ TERETO (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 90'NW OF MOST SLY COR LOT 7 BLK 133: TH NW 50' NE 74' SE 50' SW 74' TO POB PT LOTS 7-8 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 17' NE OF MOST ELY COR LOT 7 BLK 133: TH NE 27' NW 140' SW 27' SW 140' TO POB PT LOT 8 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG MOST ELY COR LOT 8 BLK 133: TH NE17' NW 140' SW 30' SE 140' TO POB PT LOTS 8-9 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 8'NE OF MOST ELY COR LOT 8 BLK 133: TH NW 177.5' NE 30' SE 177.5' SW 30' TO POB PT LOT 9 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE 10' LOT 9 & SW 20' LOT 10 BLK 133 (87-27369)

Said Ordinance is hereby approved per the submitted site plan and application, with the following conditions:

1. Improve parking lot surface and striping.
2. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
3. Comply with UDC Section 8.2.8. Parking lot perimeter landscaping.
4. Screen mechanicals and dumpsters.
5. Soup Kitchen is limited to the portion of the property that is zoned I-2 (Railroad/Warehouse Industrial).

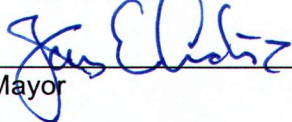
Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class I-2 (Railroad/Warehouse Industrial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ 13th _____ DAY OF _____ December _____, 2016.

APPROVED:



Mayor

ATTEST:

ORDINANCE NO. 17,426



Beth Baer

City Clerk

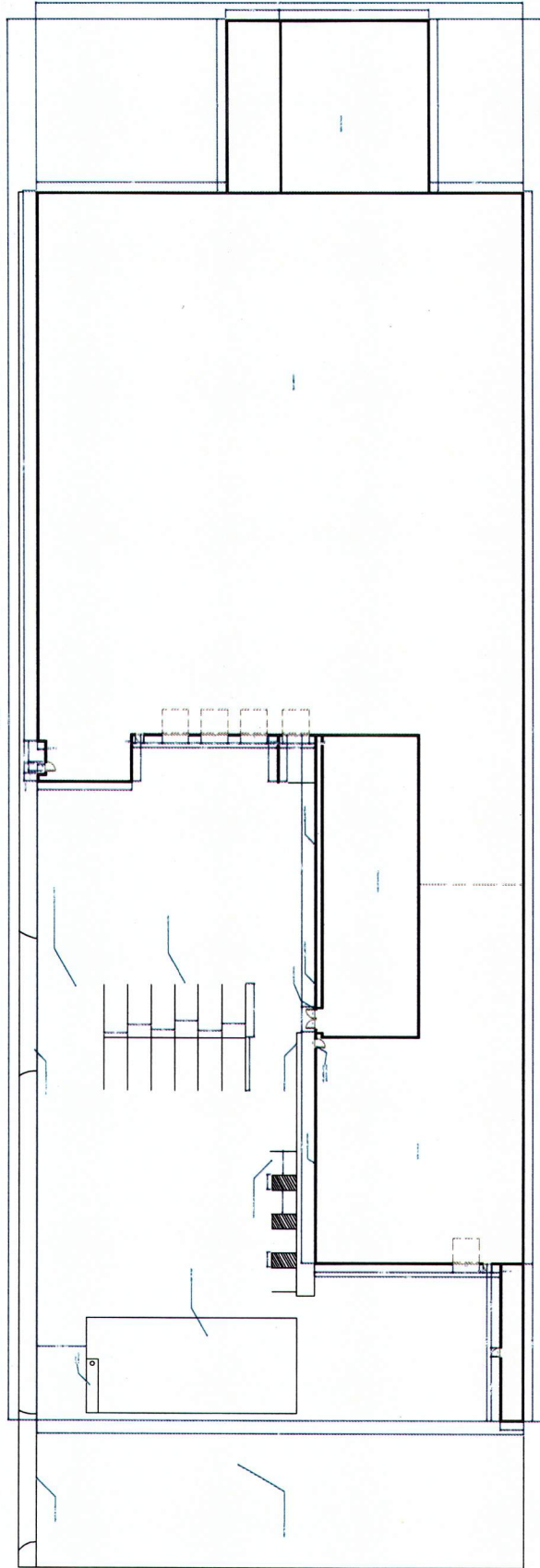
EXAMINED AND APPROVED:

Donald P. Feist

Corporation Counsel

ORDINANCE NO. 17,426

1st Floor



P-1	SHEET:	SCALE:	DATE: 11/7/2016	DRAWINGS PROVIDED BY:	CATHOLIC DIOCESE SITE PLAN 1425 NE ADAMS	REVISION TABLE	
						NUMBER	DATE

KELLEY CONSTRUCTION CONTRACTORS INC.

PRESENTS

CATHOLIC DIOCESE
SOUP KITCHEN
1825 N.E.ADAMS

REVISION TABLE

NO. DATE DESCRIPTION

PAGE TITLE

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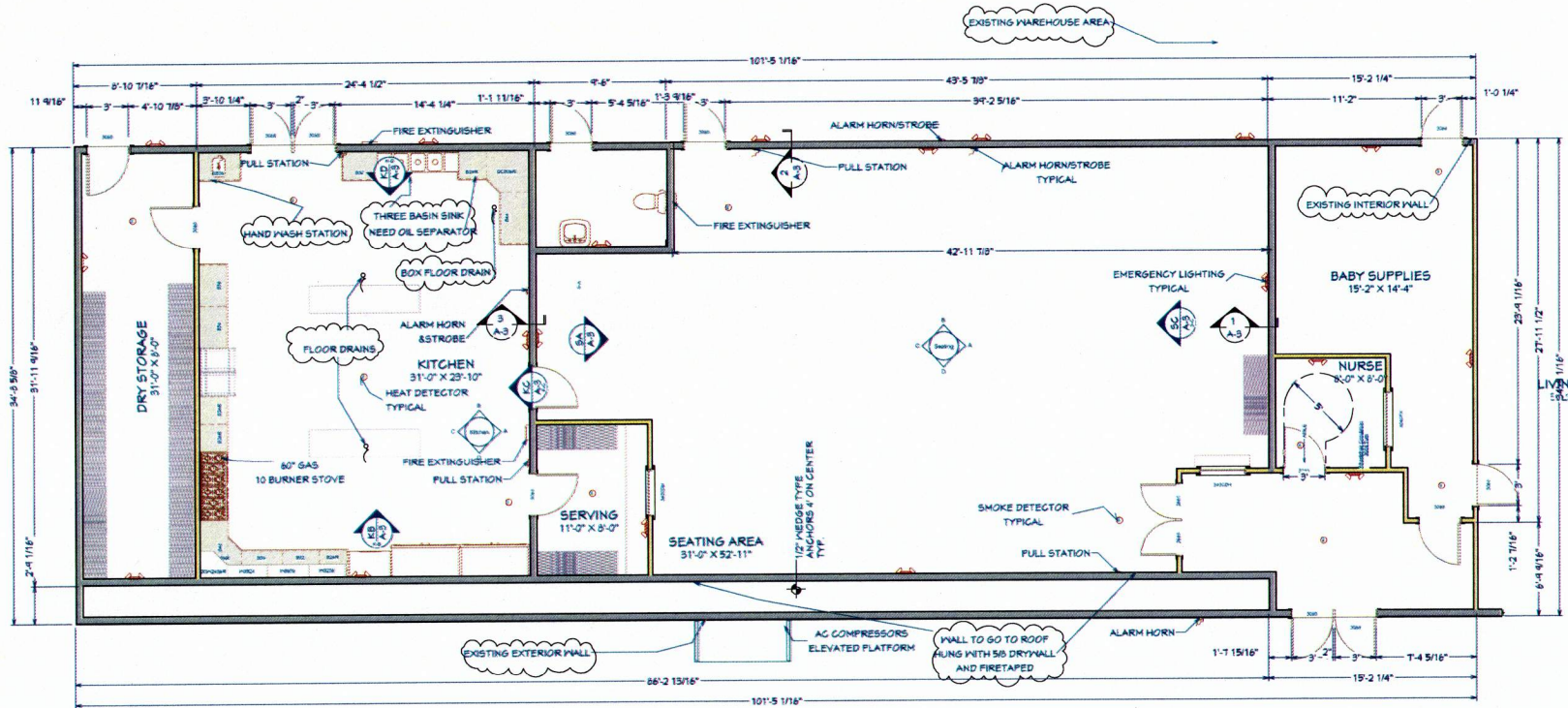
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CARPENTRY:

SAW LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAW LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE DF #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON H.L. 5025 RECOMMENDED FOR MEMBERS. ALL HANGERS AND NAILS IN CONTACT WITH STRUCTURED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IRC TABLE 2304.1.1 OR IRC TABLE 606.2.1.

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRQ-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 8 "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW.

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F-V4	DFDF	(SIMPLE SPAN)
ALL	24F-V8	DFDF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILL S. PLATES BLOCKING, AND BRIDGING TO BE DF-#2

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 3216 OR 714" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. '1' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROOM OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CALXAL OR FOAM.

STRUCTURAL ENGINEER: Engineer's Information Here

DESIGNER: Kelley Construction Contractors Inc.

BUILDER: Kelley Construction Contractors Inc.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.A.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- FIXTURES TO BE SELECTED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

FLOORS AND ROOFS:

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

PLUMBING NOTES:

- PLUMBING CONTRACTOR TO SUPPLY ALL FIXTURES
- ALL PLUMBING TO MEET ALL LOCAL CODES
- PLUMBER WILL PULL ALL NECESSARY PERMITS AND INSPECTIONS
- THERE IS A MAIN SEWER LINE THAT RUNS DOWN THE CENTER OF THE BUILDING APPROXIMATELY 10' FROM THE EXTERIOR WALL OF THE NEW KITCHEN (TOP OF PLAN).
- PLUMBER TO RUN NECESSARY GAS SUPPLY LINE TO STOVE.
- PLUMBER TO PROVIDE AND INSTALL WATER HEATER

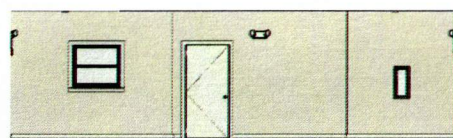
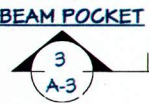
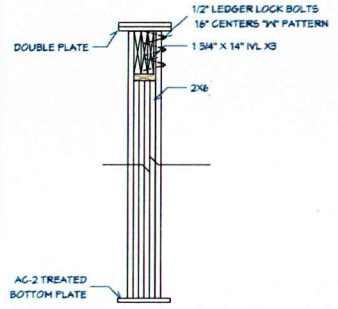
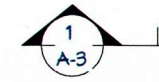
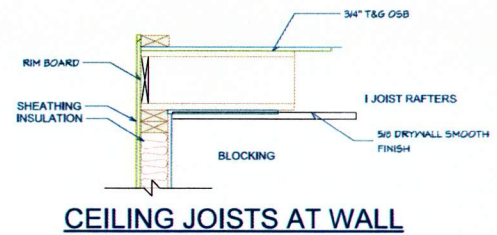
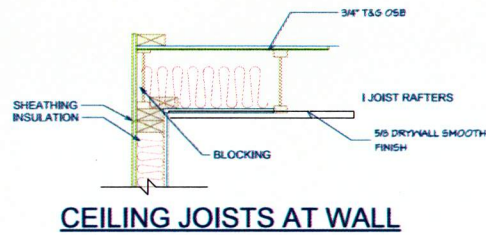
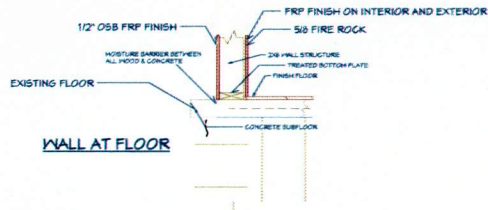
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REQUIRED AND/OR BASED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF KELLEY CONSTRUCTION CONTRACTORS INC. DEVELOPED FOR THE EXCLUSIVE USE OF KELLEY CONSTRUCTION CONTRACTORS INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF KELLEY CONSTRUCTION CONTRACTORS INC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

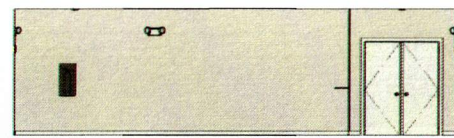
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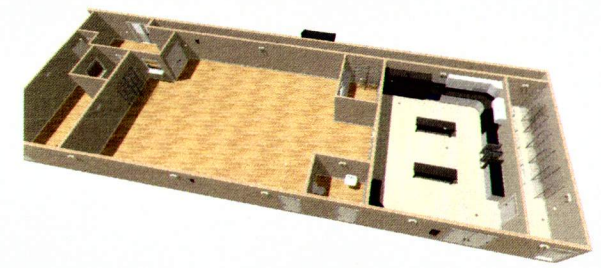
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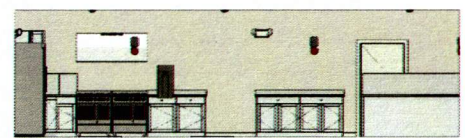
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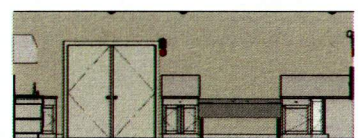
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OVERVIEW 3-D



KITCHEN - C



KITCHEN - B



KITCHEN - D

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NUMBER	DATE	REVISION BY	DESCRIPTION

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SCALE:

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