



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: October 5, 2017

CASE NO: PZ 17-36

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Scott Lewis, of Scott Lewis home, to rezone property from a Class R-1 (Single Family Residential) District to a Class R-4 (Single Family Residential) District and to obtain a Special Use for Townhomes for the property located at 824 W Moss Avenue (Parcel Identification Nos. 18-08-226-030 and 18-08-226-024), Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to:

- 1) Rezone the property from a Class R-1 (Single Family Residential) District to a Class R-4 (Single Family Residential) District, and
- 2) Obtain a Special Use townhomes as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
Dwelling units	Building 1: three units Building 2: five units	None	None
Parking	Sixteen on-site spaces are required; 19 provided. Includes one accessible parking space. Access is proposed from the adjacent property to the west.	None	None
Mechanical & Utility Screening	Dumpster enclosure will be the same brick materials and color as the exterior building.	None	None
Landscaping	Not required, however 12 shade trees are proposed in addition to three existing shade trees. One new shade tree, plus shrubs are proposed along the front of the parking area.	None	None
Signs	Not proposed at this time.	None	None
Exterior Lighting	Exterior lights will be LED dark sky wall lights, 20 watts per unit.	None	None

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
Setbacks, Yards	Encroach into the front yard setback by 6.06 feet along Moss near the corner of Moss and Union.	Waiver of Unified Development Code Section 4.2.4., Building Envelop Standards, to encroach 6.06 feet into the required 15 foot front yard setback along Moss near the corner of Moss and Union.	Curve the corner or otherwise eliminate encroachment into the setback.
Height	Approximately 28 feet	None	None
Materials	Brick, in reddish and tan earthy colors; plus stone with a limestone look. Sloped roof will be a black rubber membrane; visible front portion will be Certainteed weather wood. Exterior windows will be Quaker Brand with Black vinyl cladding. Front door will be a stained wood look.	None	None
Density	Maximum density in the R-4 district is 11.62 gross dwelling units per acre. The applicant proposes 8 dwelling units for 1.1 acres.	None	None

BACKGROUND

Property Characteristics

The subject property contains 1.1 acres of land and has been vacant for over 20 years. The property is currently zoned Class R-1 (Single Family Residential). It is surrounded by R-6 (Multi Family Residential) zoning to the north, east and west; and R-4 (Single Family Residential) zoning to the south.

History

Date	Zoning
1931 – 1958	A – One Family
1958 – 1963	A – One Family and C – Apartments
1963 – 1990	R-2 – Medium Density Residential
1990 - Present	(1990 – 2010) R-6 Multifamily Residential; (2010 – present) R-1 Single Family Residential

DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The subject property is surrounded by a mix of multifamily and single family uses.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to R-4 (Single Family Residential), as nearby single family homes are also zoned residential.
<u>LaSalle Factor #3</u> : Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	The rezoning would permit development after many years of vacancy; this is expected to improve property values, not diminish.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for greater flexibility for allowable residential uses.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for R-4 (Single Family Residential) based on size and proximity to the neighborhood.
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property has been vacant for approximately 20+ years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Density Residential and Conservation.

The Development Review Board examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Front yard setback is not met.	<u>Staff determined that attempting to meet the setback in this case does not add value. Granting of this waiver does not impede orderly development.</u>
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request to rezone the subject property from R-1 (Single Family Residential) to R-4 (Single Family Residential).

The Development Review Board recommends APPROVAL of the request to obtain a Special Use to allow for Townhomes, with the following condition: Round the building corner to avoid front yard setback encroachment.

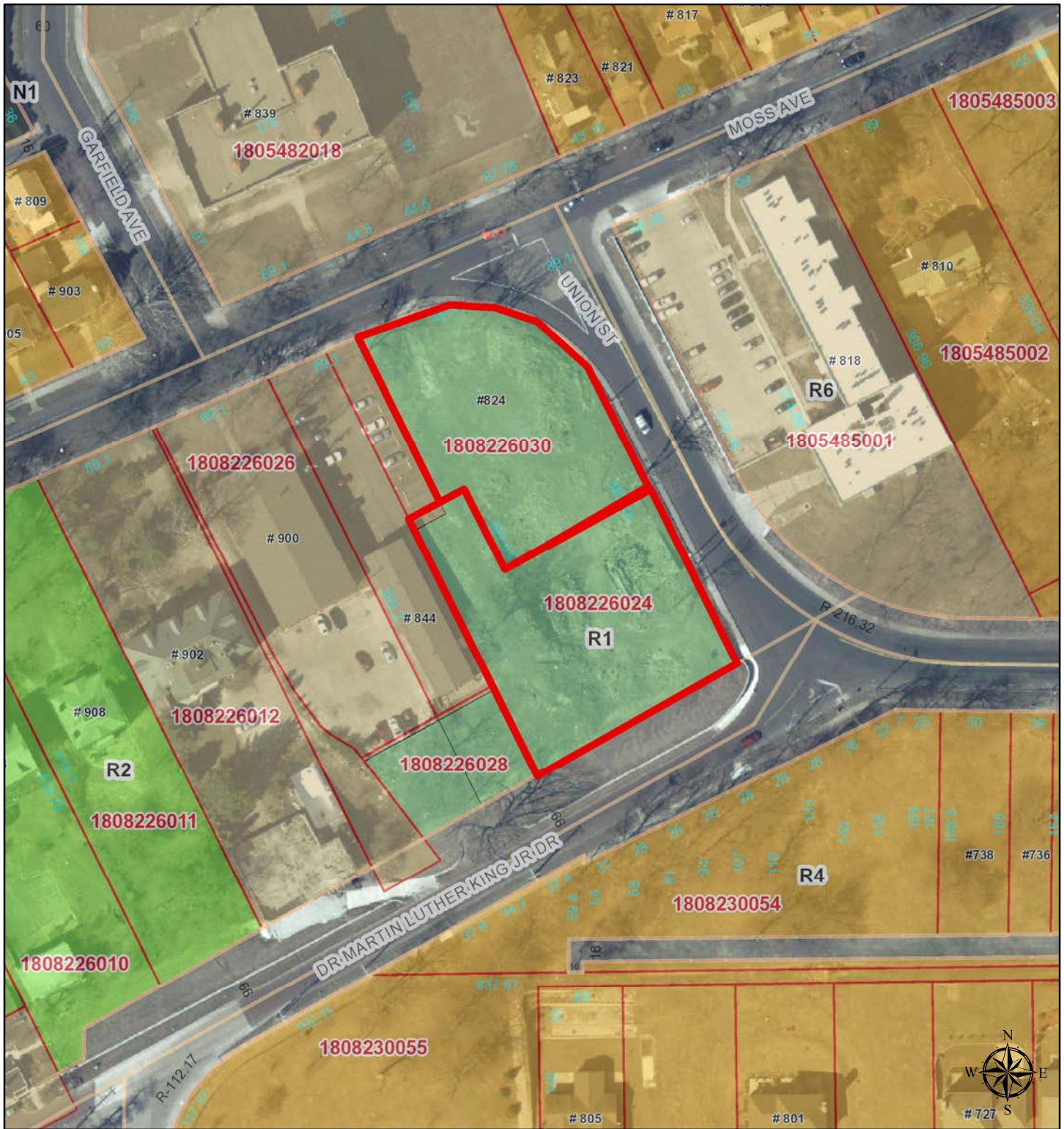
~~The Development Review Board recommends DENIAL of the requested waiver of UDC Section 4.2.4., Building Envelop Standards, to allow encroachment into the front yard setback near the corner of Moss and Union.~~

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 meetings all applicable code requirements through all phases of the development.

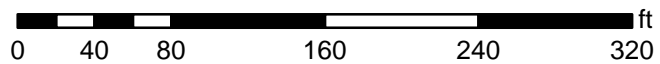
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings

824 W Moss



1 inch = 100 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

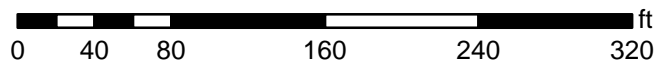
Peoria County, IL, HERE, USGS



824 W Moss



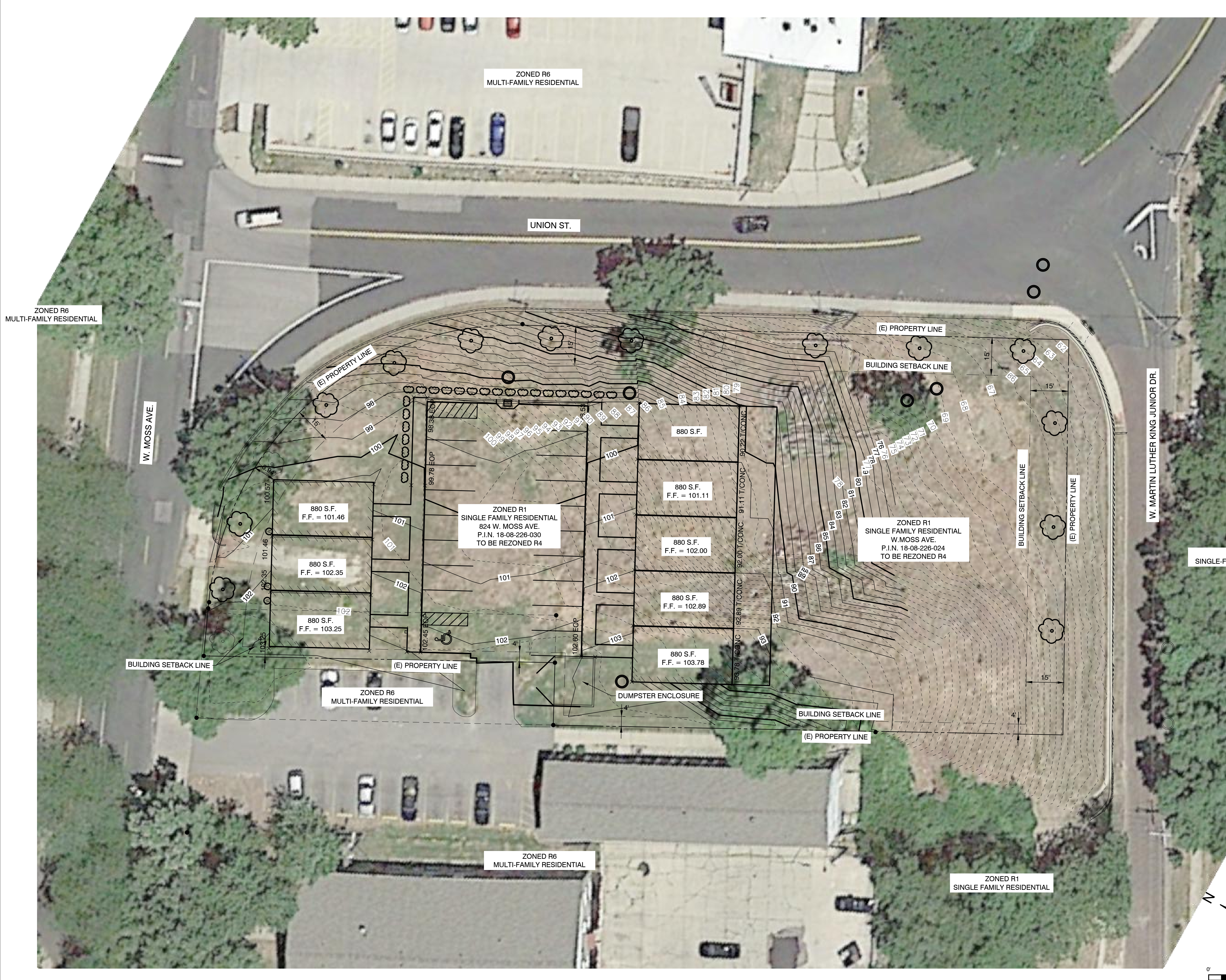
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Peoria County, IL, HERE, USGS





PARKING

RESIDENTIAL:

2 SPACES PER UNIT
8 UNITS = 16 SPACES

TOTAL REQUIRED PARKING SPACES = 16 SPACES

TOTAL SPACES PROVIDED = 19 SPACES
REGULAR SPACES = 18 SPACES
ACCESSIBLE SPACES = 1 SPACE

LIGHTING

NEW LIGHTING WILL NOT EXCEED 0.5 FOOT CANDLES AT PROPERTY LINE

ADJACENT USES

ALL ADJACENT PROPERTIES ARE ZONED R1, R4 AND R6 AND ARE RESIDENTIAL USE

LANDSCAPE

W. MOSS AVE. FRONTAGE = 205 FT. - 103 POINTS
UNION ST. FRONTAGE = 219 FT. - 110 POINTS
W. MARTIN LUTHER KING JUNIOR DR. FRONTAGE = 158 FT. - 79 POINTS
TOTAL POINTS REQUIRED - 292 POINTS REQUIRED

3 EXISTING SHADE TREES = 60 POINTS
12 NEW SHADE TREES = 240 POINTS
TOTAL = 300 POINTS PROVIDED

PARKING = 19 SPACES - 19 POINTS REQUIRED
1 NEW SHADE TREES = 20 POINTS PROVIDED

SHADE TREES - 20 POINTS

TRAFFIC GENERATION

BASED ON THE ITE MANUAL LAND USE: (230) RESIDENTIAL CONDOMINIUM/TOWNHOUSE

NUMBER OF DWELLING UNITS = 8 UNITS

BASED UPON THE ITE MANUAL FOR LAND USE: (230) AND DWELLING UNITS, THE FOLLOWING TRAFFIC GENERATION HAS BEEN CALCULATED:

WEEKDAY A.M. PEAK HOUR VEHICLE TRIP ENDS - 4 VEHICLES
WEEKDAY P.M. PEAK HOUR VEHICLE TRIP ENDS - 4 VEHICLES
TOTAL TRIP ENDS - 8 VEHICLES

ZONING

EXISTING LOT	ZONED R1, SINGLE FAMILY RESIDENTIAL
PROPOSED LOT	ZONED R4 WITH SPECIAL USE FOR TOWNHOUSES

LOTS

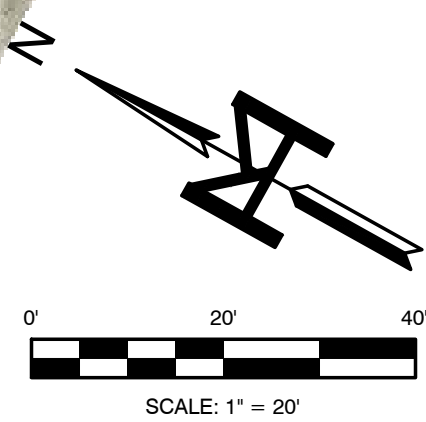
TAX ID NO.	18-08-226-030	824 W. MOSS AVE.
	18-08-226-024	W. MOSS AVE.

SETBACKS - R4 (BUILDING/PARKING)

FRONT = 15'
SIDE = 4'

WAIVERS REQUESTED

1. PROPOSED BUILDING IS 8.94 FROM R.O.W., 15' IS REQUIRED.



REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: DESIGN OPTION 4SCOTT LEWIS.dwg Aug 30, 2017



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PROPOSED LOT ZONED R4 WITH SPECIAL USE FOR TOWNHOUSES

LOTS

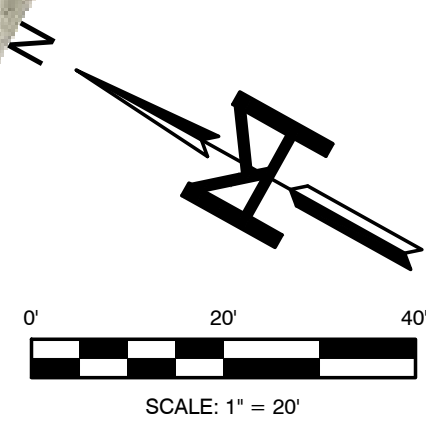
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	18-08-226-024	W. MOSS AVE.

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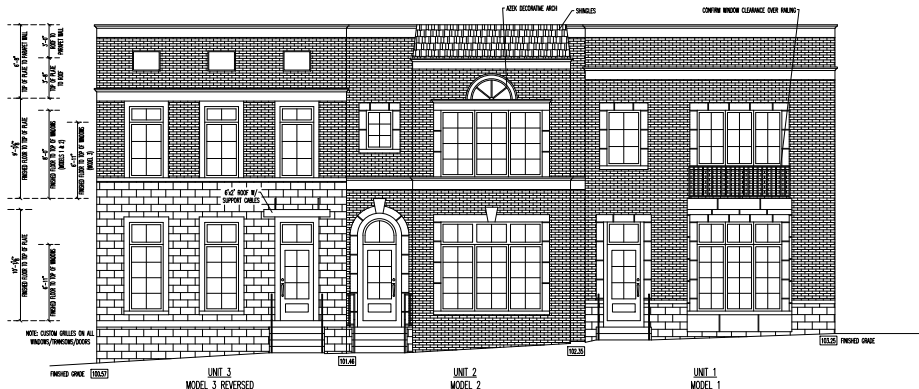
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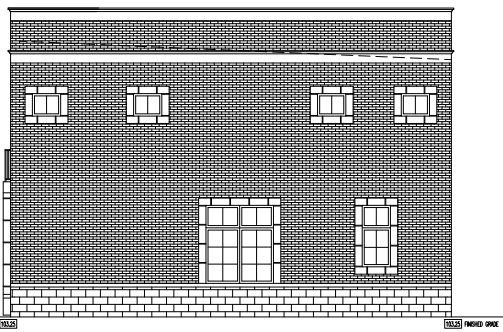


REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: DESIGN OPTION 4SCOTT LEWIS.dwg Aug 30, 2017



UNITS 1-3: NORTH ELEVATION (MOSS AVENUE)
SCALE: 1/4" = 1'-0"



UNITS 1-3: WEST ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY BID PLAN
Not to be used for construction purposes

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10000 Bryn Mawr #6055
Chicago, IL 60655
(312) 336-3307

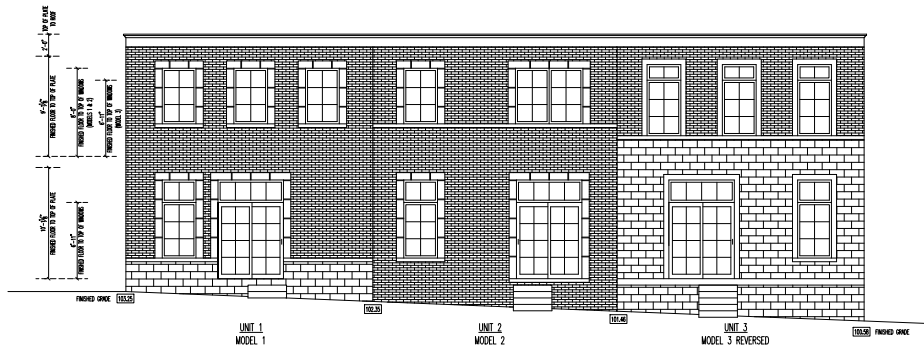
Scott Lewis Homes, Inc.
8305 N. Allen Road, Suite 5
Peoria, IL 61615
(309) 699-5410
Bloomington or Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE REQUIREMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. IN THE EVENT OF ANY DISCREPANCIES OR OMISSIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION WITH THE APPROPRIATE AGENCIES BEFORE PROCEEDING WITH WORK.

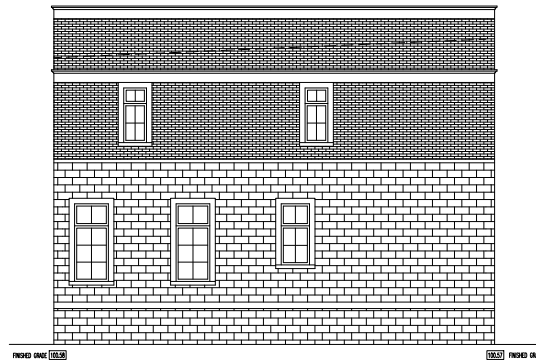
REVISION DATES	DATE

SHEET
1
OF
11

PROJECT: 17-011
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
DATE REVISION: 12/18/2017



UNITS 1-3: SOUTH ELEVATION (FACING PARKING LOT)
SCALE: 1/4" = 1'-0"



UNITS 1-3: EAST ELEVATION (UNION STREET)
SCALE: 1/4" = 1'-0"

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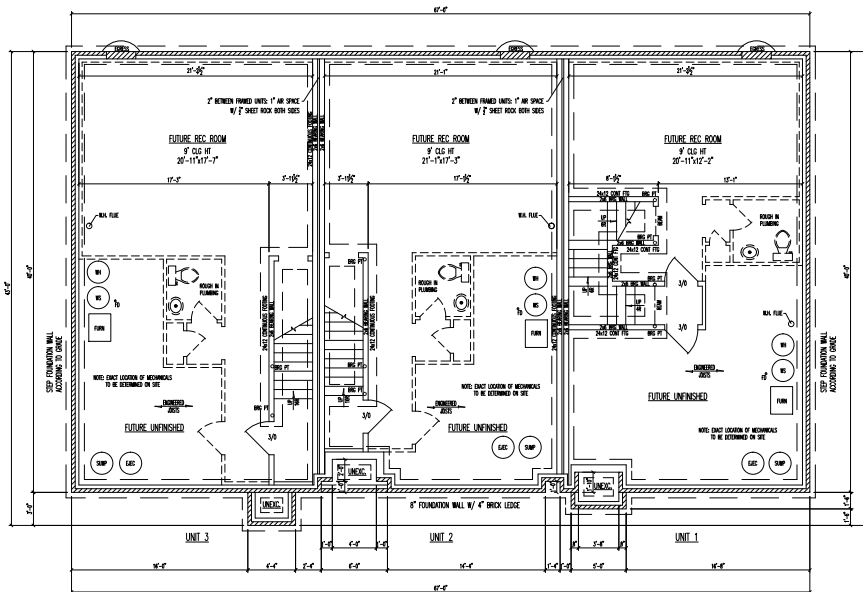
Benchmark
Residential Design
12000 Broadway, Suite 400
Plymouth, MN 55425
(952) 336-3307

Scott Lewis Homes, Inc.
8305 N. Allen Road, Suite 5
Pekin, IL 61615
(309) 689-5410
Bloomington or Moline
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OF THE CONTRACTOR, IN QUESTIONS ARISE, IT
IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT
OR A STRUCTURAL ENGINEER.
IN THE EVENT OF ANY DISCREPANCIES OR
CONFLICTS BETWEEN THE ARCHITECT'S DRAWINGS
CONTRACTOR SHOULD NOTIFY ARCHITECT IMMEDIATELY
BEFORE PROCEEDING WITH WORK.

REVISION DATES

SHEET
2
OF 11
PROJECT: 17-011
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
DATE REVISION: 12/28/2017



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UNITS 1-3: FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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- FOUNDATION PLAN NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF THE FOUNDATION WALL UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATION WALLS TO BE 6" W x 8"-0" THICK POURED CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FOOTINGS UNDER FOUNDATION WALLS TO BE 20" W x 4" THICK UNLESS OTHERWISE NOTED.
 4. ALL INTERIOR FOOTINGS TO BE 24" W x 12" THICK.
 5. ALL WINDOWS AT 4'-11" HIG UNLESS OTHERWISE NOTED.
 6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 7. CONTRACTOR TO VERIFY EXISTING GRADE AND STEP FOOTINGS & FOUNDATION WALLS AS REQUIRED.
 8. BEAMS, POSTS & PADS TO BE SIZED BY GENERAL CONTRACTOR.

REVISION DATES

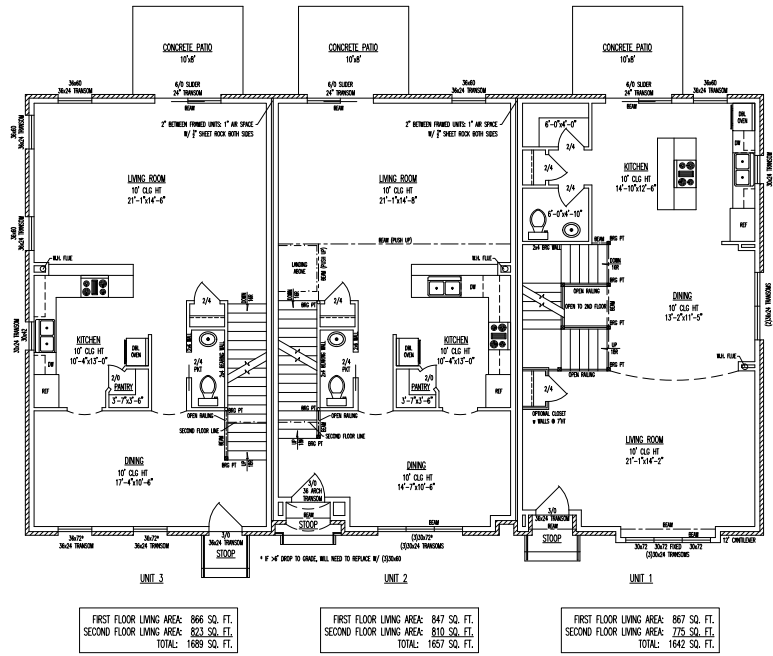
PROJECT	SCALE	DATE
17-011	1/4" = 1'-0"	12/08/2017
DRAWN BY		
CHECKED BY		

SHEET 3 OF 11



Scott Lewis Homes, Inc.
8305 N. Allen Road, Suite 5
Peoria, IL 61615
(309) 688-3410
Bloomington or Illinois
Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE
STRUCTURAL REQUIREMENTS. THE RESPONSIBILITY
OF THE CONTRACTOR TO QUESTION, CLARIFY, OR
OBTAIN A STRUCTURAL ENGINEER.
IN THE EVENT OF ANY DISCREPANCIES OR
CONFLICTS, THE CONTRACTOR SHOULD NOTIFY THE
DESIGNER BEFORE PROCEEDING WITH WORK.



PRELIMINARY BID PLAN
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UNITS 1-3: FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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- FIRST FLOOR PLAN NOTES:**
1. ALL EXTERIOR WALLS TO BE 24" STUDS (DRAWN 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS TO BE 24" STUDS (DRAWN 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE OF STUD.
 4. ALL WALL HEIGHTS TO BE 10'-1 1/8" UNLESS OTHERWISE NOTED.
 5. ALL WINDOW HEIGHTS BE 6'-11" UNLESS OTHERWISE NOTED.
 6. BEAMS TO BE SIZED BY GENERAL CONTRACTOR.

Benchmark
 Residential Design
 8305 N. Allen Road, Suite 5
 Peoria, IL 61615
 (309) 689-3410
 Macgregor Home #6055
 (317) 338-3307

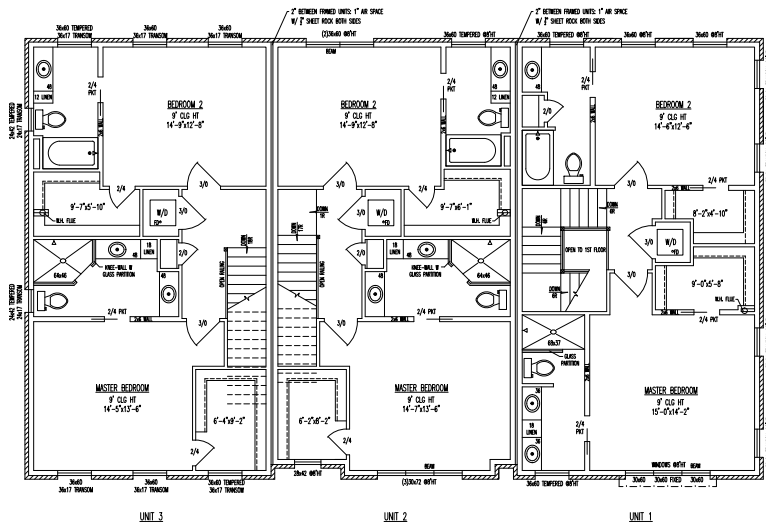
Scott Lewis Homes, Inc.
 8305 N. Allen Road, Suite 5
 Peoria, IL 61615
 (309) 689-3410
 Brownstone on Glass
 Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN OF ALL STRUCTURAL ELEMENTS. IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THIS PLAN AND ANY OTHER DOCUMENTS, THIS PLAN SHALL PREVAIL. CONTRACTOR SHOULD NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.

REVISION DATES

SHEET **4** OF **11**

PROJECT: 17-011
 SCALE: 1/4" = 1'-0"
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 DATE REVISION: 12/08/2017



UNITS 1-3: SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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- SECOND FLOOR PLAN NOTES:
1. ALL EXTERIOR WALLS TO BE 2x4 STUDS (DRAWN 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS TO BE 2x4 STUDS (DRAWN 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED.
 4. ALL WALL HEIGHTS TO BE 7'-1 1/2" UNLESS OTHERWISE NOTED.
 5. ALL WINDOW HEIGHTS AT 6'-11" UNLESS OTHERWISE NOTED.
 6. HEIGHTS TO BE USED BY GENERAL CONTRACTOR.

Benchmark
Residential Design
8305 N. Allen Road, Suite 5
Peoria, IL 61615
(309) 698-3410
McDonald Drive, Peoria, IL 61605
(317) 338-3307

Scott Lewis Homes, Inc.
8305 N. Allen Road, Suite 5
Peoria, IL 61615
(309) 698-3410
Bourbonnais or Moline
Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE
REQUIREMENTS. THE RESPONSIBILITY
OF THE CONTRACTOR TO VERIFY THE
CORRECTNESS OF ALL DIMENSIONS, IT
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Design: BEFORE PROCEEDING WITH WORK.

REVISION DATES	DATE

SHEET

5

OF 11

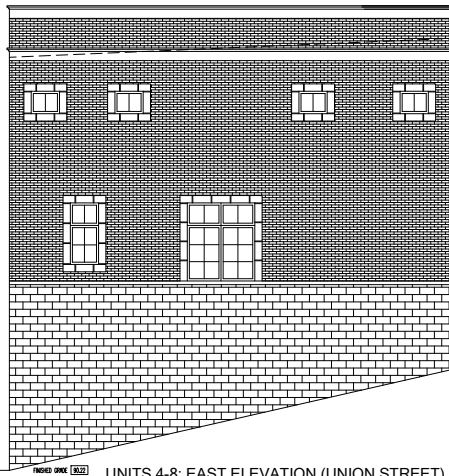
PROJECT: 17-011 SCALE: 1/4" = 1'-0"

DRAWN BY: [Name] DATE: 12/10/2017

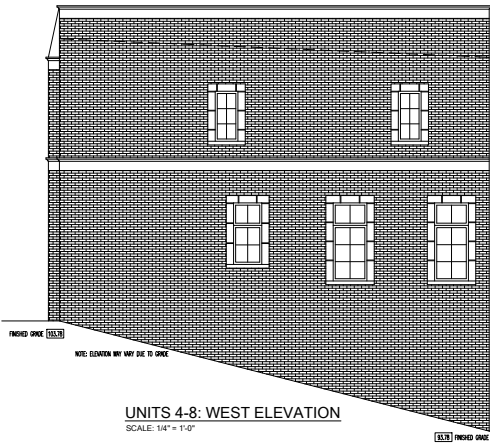
CHECKED BY: [Name]



UNITS 4-8: NORTH ELEVATION (FACING PARKING LOT)
SCALE: 1/4" = 1'-0"



UNITS 4-8: EAST ELEVATION (UNION STREET)
SCALE: 1/4" = 1'-0"



UNITS 4-8: WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Benchmark
Architectural Design
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McCook, IL 61755
(317) 338-3307

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Peoria, IL 61615
(309) 689-5410
Bloomington or Moline
Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE REQUIREMENTS. NECESSARY AS THE RESPONSIBILITY OF THE CONTRACTOR. IF QUESTIONS ARISE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT AN ARCHITECT OR A STRUCTURAL ENGINEER. IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS, THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.

REVISION DATES

SHEET	6
OF	11
PROJECT	17-011
SCALE	1/4" = 1'-0"
DATE	12/10/2017



UNITS 4-8: SOUTH ELEVATION (MLK Jr DRIVE)
SCALE: 1/4" = 1'-0"

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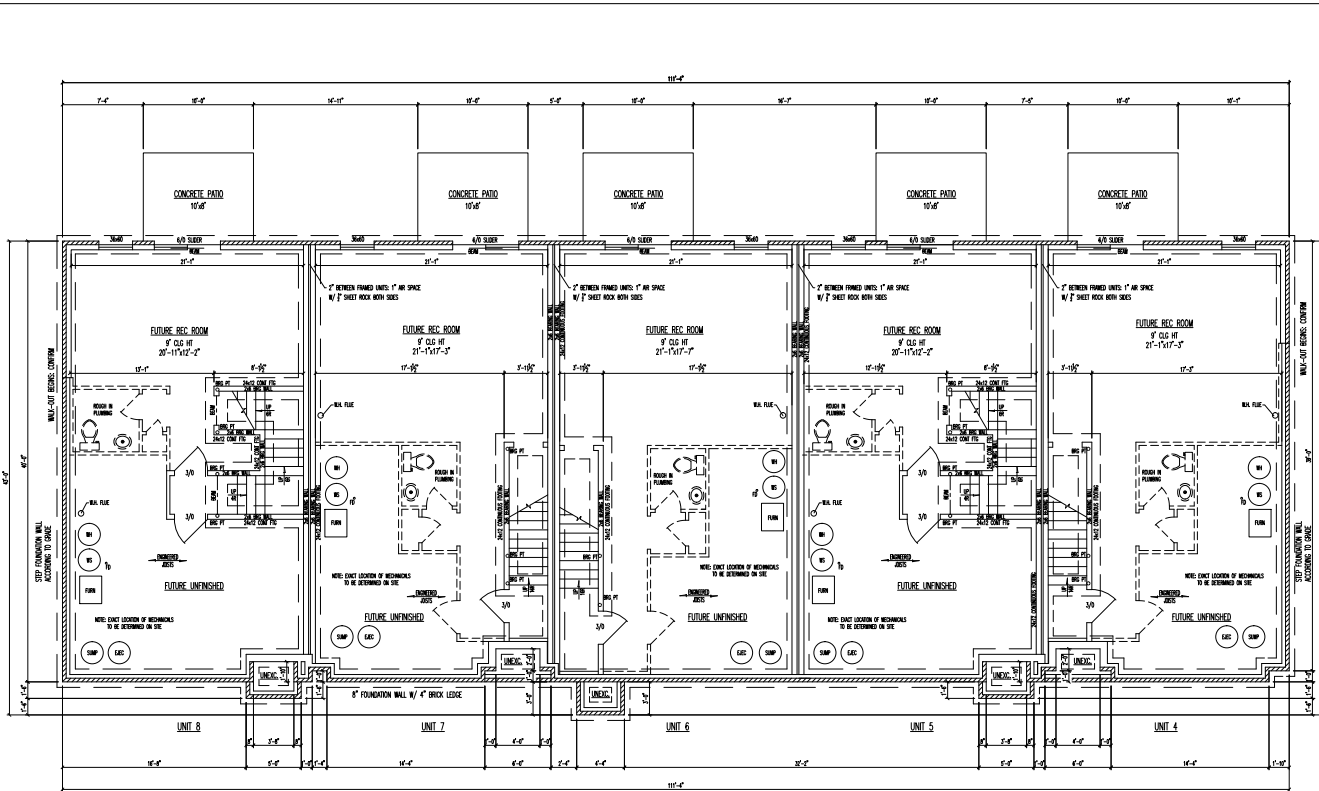
Benchmark
Architectural Design
10000 Highway 100
P.O. Box 100
Chicago, IL 60680
(312) 338-3307

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(309) 698-5410
Bourbonnais or Moline
Peoria, Illinois

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SHEET
7
OF 11
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FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF THE FOUNDATION WALL, UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS TO BE 8" x 8'-0" POURED CONCRETE, UNLESS OTHERWISE NOTED.
3. ALL FOOTINGS UNDER FOUNDATION WALLS TO BE 30" x 4'-0", UNLESS OTHERWISE NOTED.
4. ALL INTERIOR FOOTINGS TO BE 24" x 12".
5. ALL WINDOWS AT 6'-11" HT. UNLESS OTHERWISE NOTED.
6. ALL FLOOR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
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 Broomfield, Illinois
 Peoria, Illinois

STRUCTURE MUST MEET ALL LOCAL AND STATE
 REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 IN THE EVENT OF ANY DISCREPANCIES OR
 CONFLICTS BETWEEN THE DRAWINGS, THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR RESOLVING THEM.
 DESIGN: BEFORE PROCEEDING WITH WORK.

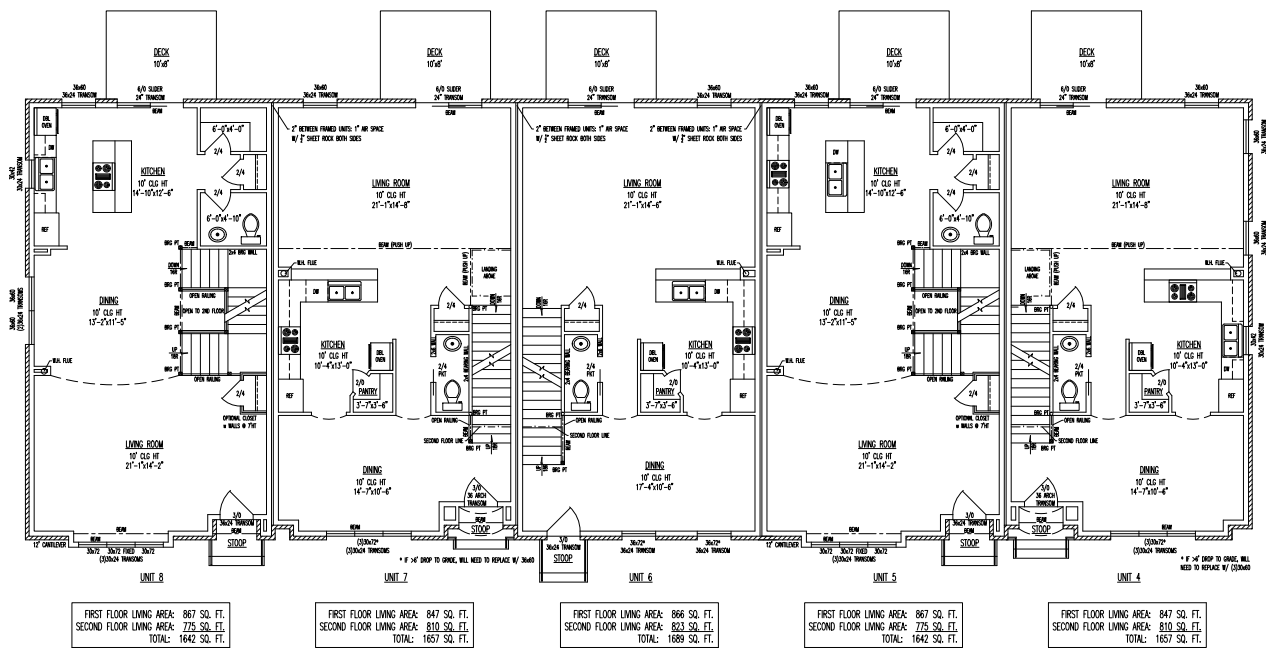
REVISION	DATE	DESCRIPTION

SHEET 8 OF 11
 PROJECT: 17-011
 SCALE: 1/4" = 1'-0"
 DRAWN BY: [Name]
 DATE: 12/10/2017

STRUCTURE MUST MEET ALL LOCAL AND STATE
 REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND FOR THE
 STRUCTURAL DESIGN OF THE CONSTRUCTION. IN THE
 EVENT OF ANY DISCREPANCIES OR
 CONFLICTS BETWEEN THE DRAWINGS AND THE
 CONTRACTOR SHOULD NOTIFY THE ARCHITECT
 IMMEDIATELY BEFORE PROCEEDING WITH WORK.

REVISION DATES

PROJECT	17-011
SCALE	1/4" = 1'-0"
DATE	12/10/2017
SHEET	OF 11

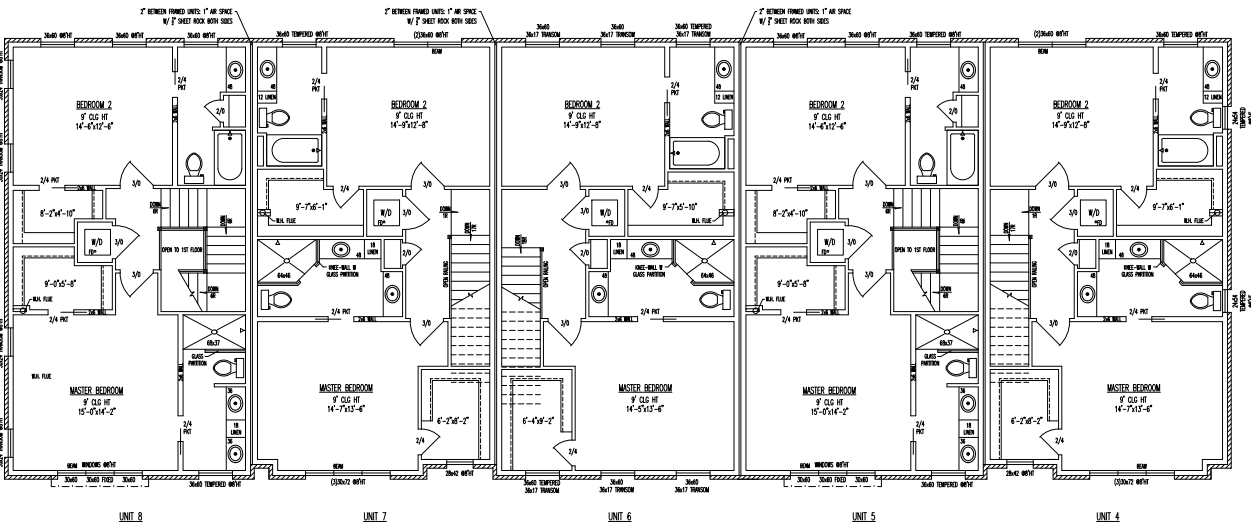


PRELIMINARY BID PLAN
 Not to be used for construction purposes

UNITS 4-8: FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- FIRST FLOOR PLAN NOTES:**
1. ALL EXTERIOR WALLS TO BE 2x6 STUDS (MINIMUM 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS TO BE 2x4 STUDS (MINIMUM 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE OF STUD.
 4. ALL WALL HEIGHTS TO BE 10'-1 1/8" UNLESS OTHERWISE NOTED.
 5. ALL WINDOW HEIGHTS 4'-11" UNLESS OTHERWISE NOTED.
 6. BEAMS TO BE SIZED BY GENERAL CONTRACTOR.

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UNITS 4-8: SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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- SECOND FLOOR PLAN NOTES:**
1. ALL EXTERIOR WALLS TO BE 2M STUDS (DRAWN 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS TO BE 2M STUDS (DRAWN 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED.
 4. ALL WALL HEIGHTS TO BE 8'-11" UNLESS OTHERWISE NOTED.
 5. ALL WINDOW HEIGHTS TO BE 6'-11" UNLESS OTHERWISE NOTED.
 6. BEANS TO BE SIZED BY GENERAL CONTRACTOR.

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Peoria, Illinois

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REVISION	DATE	DESCRIPTION

PROJECT: 17-011

SCALE: 1/4" = 1'-0"

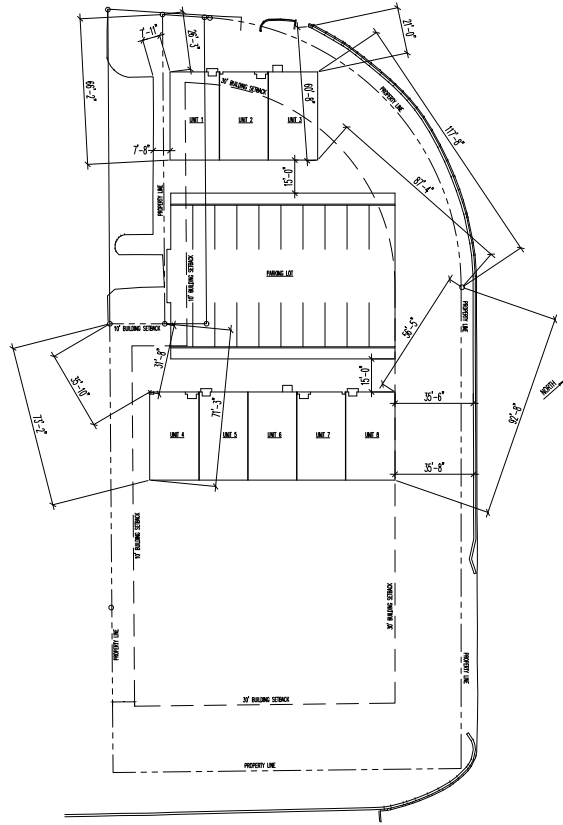
DATE: 12/16/2017

SHEET

10

OF 11

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SITE PLAN
 SCALE: 1" = 20'

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PROJECT 17-011	SCALE AS INDICATED	DATE 12/21/2017	REVISION DATES	

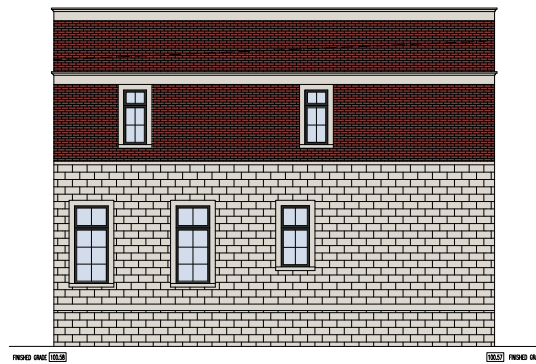
STRUCTURE MUST MEET ALL LOCAL AND STATE
 REQUIREMENTS. THE ARCHITECT ASSUMES NO
 STRUCTURAL RESPONSIBILITY AS THE RESPONSIBILITY
 OF THE CONTRACTOR. IF QUESTIONS ARISE, IT
 IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT AN ARCHITECT
 OR A STRUCTURAL ENGINEER.
 IN THE EVENT OF ANY DISCREPANCIES OR
 OMISSIONS, THE CONTRACTOR SHALL BE RESPONSIBLE.
 CONTRACTOR SHOULD VERIFY ALL DIMENSIONS
 BEFORE PROCEEDING WITH WORK.

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UNITS 1-3: SOUTH ELEVATION (FACING PARKING LOT)
SCALE: 1/4" = 1'-0"



UNITS 1-3: EAST ELEVATION (UNION STREET)
SCALE: 1/4" = 1'-0"

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PRELIMINARY BID PLAN
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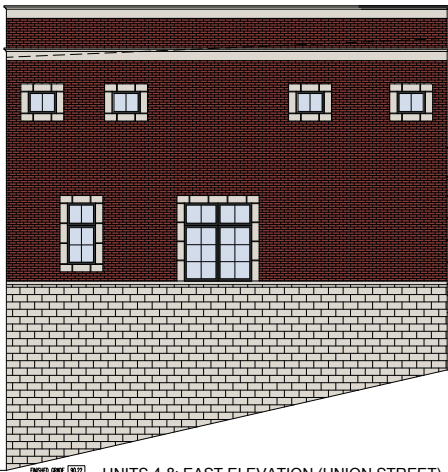
REVISION DATES

SHEET 2 OF 11
PROJECT 17-011
SCALE 1/4" = 1'-0"
DRAWN BY [Name]
DATE REVISION 12/18/2017



UNITS 4-8: NORTH ELEVATION (FACING PARKING LOT)

SCALE: 1/4" = 1'-0"



UNITS 4-8: EAST ELEVATION (UNION STREET)

SCALE: 1/4" = 1'-0"



UNITS 4-8: WEST ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY BID PLAN
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REVISION DATES

NO.	DATE	DESCRIPTION

SHEET
6
OF 11

PROJECT: 17-011
SCALE: 1/4" = 1'-0"
DATE: 12/20/2017

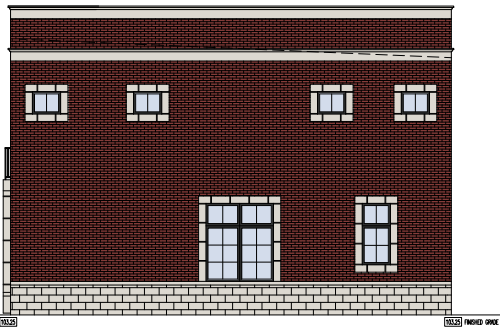


UNIT 3
MODEL 3 REVERSED

UNIT 2
MODEL 2

UNIT 1
MODEL 1

UNITS 1-3: NORTH ELEVATION (MOSS AVENUE)
SCALE: 1/4" = 1'-0"



UNITS 1-3: WEST ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY BID PLAN
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NO.	REVISION DATES

SHEET
1
OF 11

PROJECT: 17-011
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
DATE REVISION: 12/18/2017



UNITS 4-8: SOUTH ELEVATION (MLK Jr DRIVE)
SCALE: 1/4" = 1'-0"

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Bourbonnais, Illinois

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REVISION DATES

SHEET
7
OF 11

PROJECT: 17-011
SCALE: 1/4" = 1'-0"
DRAWN BY: [unintelligible]
DATE REVISION: 12/18/2017