

MEETING AGENDA

1. CALL TO ORDER

- 2. ROLL CALL
- 3. APPROVAL OF MAY 5, 2022 MINUTES

4. REGULAR BUSINESS

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

- CASE NO.Hold a Public Hearing and forward a recommendation to City Council on the request of
Timothy Horan to approve an Annexation Petition and Annexation Agreement including
a Subdivision Plat for the property located north of W Route 150, east of Blackbridge
Road, west of Parcel Identification No. 13-04-376-006, and south of Chestnut Drive.
The subject parcel is identified as Parcel Identification No. 13-04-376-001, with an
address of 8022 N Blackbridge Road, Edwards, IL.THIS CASE HAS BEEN WITHDRAWN
- CASE NO.Hold a Public Hearing and forward a recommendation to City Council on the request of
Thomas E. Leiter, to amend an existing Use with Approval as a Special Use in a class
R-6 (Multi-Family Residential) District for an existing Multi-Family Residential
Development to add a Multi-Family Freestanding Sign, for the property located at 6625
Big Hollow Rd (Parcel Identification No. 13-13-101-005), Peoria IL (Council District 4)
- **CASE NO.** PZ 873-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Hill, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2303 W Marquette St (Parcel Identification No. 18-18-255-018), Peoria IL (Council District 1)
- **CASE NO.** PZ 876-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:



All comments and questions must be directed to the Commission



PLANNING & ZONING COMMISSION

- TO: City of Peoria Planning & Zoning Commission
- **FROM**: Development Review Board (prepared by Julia Hertaus)
- DATE: June 2, 2022
- CASE NO: PZ 876-2022
- **REQUEST**: Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a special use to allow the development of a vehicle service and repair, Jiffy Lube Quick Lube Services, in the C-1 (General Commercial) District. The proposed development includes an approximately 2,807 sq. ft building with two service bays. A waiver is requested to reduce the front yard setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow for building placement and proper driveway width for vehicles exiting the service bays.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Six (6) regular spaces, one (1) accessible space	None	Add one (1) bicycle parking space
Mechanical & Utility Screening	A 6-7' tall four-side solid dumpster enclosure is located in the SE corner of the site.	None	In compliance
Landscaping	A landscape plan has been submitted for the front yards, interior and perimeter parking lot.	None	Condition to place continuous hedge along both sides of the exit driveway.
Signs/Awnings	Sign package has been submitted for review .	None	A separate sign permit will be issued. Review of the sign package is not part of this special use.
Exterior Lighting	Photometric plan submitted	None	In compliance
Setbacks	 Front yard setback on Farrelly Ave is 22' Front yard setback on N. Rockwood Dr. is between 8- 12' Front yard setback on Sterling Ave is 20-35' Side yard setback near parking lot is 3' 	Waiver to reduce the setback along N. Rockwood from 20' to 8' at its narrowest point.	No objection
Height	Proposed building is 22'2" at its tallest point.	None	In compliance, the C1 district allows building height up to 35'
Access/Driveways	Two driveway approaches from Rockwood, one driveway approach from Sterling.	None	None

BACKGROUND

PROPERTY CHARACTERISTICS

The subject property is approximately 0.5 acres of land, located in the C1 (General Commercial) District. Surrounding zoning is also C1 (General Commercial), with P1 (Parking), R1 Single-Family (Low Density) Residential, and C2 (Large Scale Commercial) nearby.

History

Zoning class has consistently been commercial.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C2 (Neighborhood Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

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

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
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	No	Waiver requested to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow for building placement and proper driveway width for vehicles exiting the service bays. Conditions to place continuous hedge along the length of both sides of the exit driveway and add 1 bicycle parking space.
Comprehensive Plan Critical Success Factors	1) Grow Em 2) Reinvest i	ployers and Jobs in Neighborhoods
City Council Strategic Plan Goals	Grow	/ Business

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following waiver and conditions:

- 1. Waiver to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow building placement and proper driveway width for vehicles exiting the service bays.
- 2. Revise the landscape plan to add continuous hedge along the length of both sides of the exit driveway.
- 3. Add a bike rack to accommodate at least one (1) bicycle.

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. Landscaping Plan
- 5. Elevations
- 6. Materials
- 7. Floor Plan
- 8. Photometric Lighting Plan
- 9. Traffic Summary Letter

Peoria County Front Desk

4749 N Sterling Ave Aerial + Zoning







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 5/26/2022

4749 N Sterling Ave Aerial







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Map Scale 1 inch = 100 feet 5/26/2022

GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF
- CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE
- LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE
- WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW
- PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. 11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- 13. CONTRACTOR SHALL RÉSTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- 14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- 15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES. 16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS
- OTHERWISE NOTED.
- 17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT INFORMATION:

ZONED (EXISTING): PROPOSED USE: PROPOSED BUILDING AREA: 2,806.98 SQ. FT. BUILDING HEIGHT: PARKING REQUIRED: PARKING PROVIDED:

SITE AREA:

C-1 COMMERCIAL BUSINESS, QUICK OIL CHANGE, MINOR AUTO SERVICE 19'-4" 8 STALLS 7 STALLS 0.48 ACRES

PAVEMENT HATCH LEGEND:

 S8
 PROPOSED CONCRETE SIDEWALK

 5" PORTLAND CEMENT CON

 4" AGGREGATE BASE (CRU:
 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (CRUSHED LIMESTONE)

 PROPOSED HEAVY DUTY CONCRETE

 S9
 7" PORTLAND CEMENT CONCR

 4" AGGREGATE BASE (CRUSHE
 7" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (CRUSHED LIMESTONE) (SEE GEOTECHNICAL REPORT) PROPOSED HEAVY DUTY ASPHALT PAVEMENT



6" ASPHALT CEMENT CONCRETE 8" AGGREGATE BASE (CRUSHED LIMESTONE) (SEE GEOTECHNICAL REPORT)

(S11)

^{*} (S12)^{*}

8" AGGREGATE BASE (CRUSHED LIMESTONE) (SEE GEOTECHNICAL REPORT) PROPOSED LANDSCAPE AREA

PROPOSED LIGHT DUTY ASPHALT PAVEMENT

4" ASPHALT CEMENT CONCRETE



(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



PROPOSED LEGEND:

	PROPERTY	LINE
	PROPOSED	CONCRETE CURB AND GUTTER
	PROPOSED	REVERSE PITCH CURB AND GUTTER
	PROPOSED	DEPRESSED CURB AND GUTTER
(10)	PROPOSED	PARKING STALL COUNT
	PROPOSED	CONCRETE WHEEL STOP
	PROPOSED	SIGN
	PROPOSED	PYLON SIGN
ه	PROPOSED	LIGHT POLE
, V	PROPOSED	FIRE HYDRANT
Y	PROPOSED	FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED	TAPPING SLEEVE AND VALVE
WM	PROPOSED	WATER METER AND VAULT
\otimes	PROPOSED	GATE VALVE AND VALVE BOX
Т	PROPOSED	TRANSFORMER PAD
GM	PROPOSED	GAS METER
DISC C/T	PROPOSED	ELECTRIC METER, CT CABINET AND DISCONNECT
	PROPOSED	STORM SEWER STRUCTURE
88	PROPOSED	SANITARY SEWER GREASE INTERCEPTOR
s (S)	PROPOSED	SANITARY SEWER STRUCTURE

SITE KEY NOTES:

	INFORMATION AND DETAILS)
S2	PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S3	PROPOSED CONCRETE CURB AND GUTTER (B6.12 CURB AND GUTTER)
S4	PROPOSED CONCRETE CURB AND GUTTER (B6.24 CURB AND GUTTER)
S5	PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER
S6	PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
S7	PROPOSED CURB TRANSITION
S8	PROPOSED SIDEWALK RAMP @ 8.33% MAX SLOPE (TYP. PER ADA AND LOCAL REQUIREMENTS)
S8A	PROPOSED CONCRETE SIDEWALK
S8B	DETECTABLE WARNING DOMES & DEPRESSED CURB AND GUTTER.
S9	PROPOSED HEAVY DUTY CONCRETE (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
S10	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR
S11	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
S12	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS
S13	PROPOSED PRECAST CONCRETE WHEEL STOP
S14	PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
S15	PROPOSED 30" R1-1 STOP SIGN
516	PROPOSED 24" WIDE STOP BAR PAINTED WHITE
21/	PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE
S18	CODE
S19	PROPOSED DETECTABLE WARNING PLATE
S20	PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
S22	PROPOSED PYLON SIGN
S23	PROPOSED 2' WIDE BUTT-JOINT
S24	PROPOSED BIKE RACK LOCATION
S25	PROPOSED CROSSWALK PER LOCAL CODE
S26	PROPOSED 12'x8' CONCRETE BUS STOP PAD
	GRAPHIC SCALE
	GRAPHIC SCALE



21 South Evergreen Avenue Suite 200 Arlington Heights, IL 60005 t: 847 788 9200

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PROJECT TEAM

ISSUE/REV	VISION RECORD
DATE	DESCRIPTION
12/03/2021	PRELIMINARY SET
01/19/2022	SITE PLAN REVISION
02/24/2022	SITE PLAN REVISION
03/18/2022	SITE PLAN REVISION
03/28/2022	SITE PLAN REVISION
04/20/2022	COORDINATION PLAN SET
04/26/2022	SITE PHOTOMETRIC
05/04/2022	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE KERI WILLIAMS

PROJECT MANAGER

QUALITY CONTROL DRAWN BY

PROJECT NAME JIFFY

LUBE

PEORIA ILLINOIS 61615 **4749 NORTH STERLING AVE**



PROJECT NUMBER 20201326.0
SHEET TITLE
SITE PLAN





LANDSCAPE CALCULATIONS:

FRONTAGE LANDSCAPING N ROCKWOOD DR (260 LF) STERLING AVE (248 LF) FARRELLY AVE (50 LF)

PARKING LOT LANDSCAPING

REQUIRED: 130 PTS (260 / 2=130) 124 PTS (248 / 2 = 124) 25 PTS (50 / 2 = 25)

PROVIDED:

130 PTS (5x 20 PTS+ 2x 15 PTS = 130 PTS) 125 PTS (4X 20 + 3 X 15 = 125 PTS) 30 PTS (15 x 2=30 PTS)

30" HT. CONTINUOUS HEDGE

YES

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO THE OWNER.
2	SEED LAWNS WITH KENTUCKY 31 TALL FESCUE AND BLUEGRASS BLEND COMMON TO LOCALITY.
3	3" DEPTH SHREDDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
4	CULTIVATED BEDLINE 4" DEPTH. (TYP.)
5	4", SCHEDULE 40 PVC IRRIGATION SLEEVE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME
$\cdot $	AFJ	4	ACER X FREEMANII `JEFFSRED`
	AGA	7	AMELANCHIER X GRANDIFLORA ` MULTI-STEM
(\cdot)	TR	5	TILIA AMERICANA `REDMOND`
SHRUBS	CODE	QTY	BOTANICAL NAME
\bigcirc	IVM	26	ITEA VIRGINICA `MORTON`
\odot	RAG	27	RHUS AROMATICA `GRO-LOW`
\odot	TD	49	TAXUS X MEDIA `DENSIFORMIS`
₹	ТОТ	6	THUJA OCCIDENTALIS 'TECHNY'
La st	VDA	8	VIBURNUM DENTATUM `AUTUMN
GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL NAME
	SOD	7,549 SF	LAWN GRASSES WITH BLANKET

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

- 1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- 2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- 3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- 4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- 5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- 6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- 7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- 8. REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- 9. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- 10. REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

KENTUCKY BLUEGRASS BLEND

	AUTUMN BLAZE MAPLE	B & B	2"CAL
`AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	B & B	6` HT. MIN.
	REDMOND AMERICAN LINDEN	B & B	2"CAL
	COMMON NAME	SIZE	HEIGHT
	VIRGINIA SWEETSPIRE	CONT.	30" HT. MIN.
	GRO-LOW FRAGRANT SUMAC	3 GAL	
	DENSE YEW	CONT.	30" HT. MIN.
	TECHNY ARBORVITAE	B & B	7` HT. MIN.
JAZZ`	SOUTHERN ARROWWOOD	5 GAL	
	COMMON NAME	CONT	

COMMON NAME

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PROJECT TEAM

ROOT SIZE

SOD

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DESCRIPTION

04/20/22 PRELIMINARY PLAN

05/04/22

PERMIT SET

Suite 200 Arlington Heights, IL 60005 t: 847 788 9200





PROJECT NUMBER

LANDSCAPE PLAN

20201326.0

SHEET TITLE

SHEET NUMBER

NOT ISSUED FOR CONSTRUCTION







LUBE

JIFFY

PROJECT NAME

DRAWN BY

QUALITY CONTROL

DENNIS JARRARD **PROJECT MANAGER**

PROFESSIONAL IN CHARGE



PROFESSIONAL SEAL







2 EAST ELEVATION A-4.2 SCALE: 1/4" = 1'-0"





1 SOUTH ELEVATION A-4.2 SCALE: 1/4" = 1'-0"





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





PROJECT NUMBER 2050980

EXTERIOR ELEVATIONS







2022 © EXCEL ENGINEERING, INC.







PROJECT NUMBER 2050980

FLOOR PLAN -LOWER BAY









UPPER BAY

EIFS

SIM

103

SIM



ing Name: P:\2020\2020\202013260\800 Civil_Current Drawings\20201326.0 Master.dwg Last Modified: May 04, 2022 - 9:47am Plotted on: May 04, 2022 - 9:53am by ecarran

Calculation Summary

Carcuración Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Jiffy Lube site	Illuminance	Fc	3.52	16.6	0.5	7.04	33.2
OVER 95% OF PARKING AREA AND WALK	WAY AREA ARE ILLUMINATED W	ITH 5:1 AVERAGE-TO	-MINIMUM	UNIFORMI	ITY RATIO		

Luminaire Sch	nedule		
Symbol	Qty	Label	Arran
ŤŪ	6	EWAS	Singl
÷	2	OSQX	Singl



ngement Description LLF Luminaire Lumens le EWAS01_C4AF740 1.000 7500 le OSQX-B-40L-57K7-4M-UL-NM-BZ-X1 1.000 24300

A Seri	es (l	EWAS)	Wa	all Pa	ck		Votes	Name	Type		
Catalo	ng Lo	ogic			_/						
EWAS	01	0	C4	AF	7	40	N	1	FM	DKBZ	
	-17	÷1.	-		÷.,		-	-			
PROD. ID	GEN	VOLTAGE	OPTIC	DISTRIBUTIC	ON CRI (min)	CCT	CONTROLS	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve	.01	0 = 120-2/7	Ax = 3000	AF = Asymmetric Forward	7 = 70 CRI	30 = 3000K°	N = No external dimming leads	1 = None	Mount	BLCK = Black	EMBB = Emergene Battery Backup ^{1,4,4}
W = Wallpack		H = 347-480	Bx = 5000	AN = Asymmetric		40 = 4000K	D = External dimming	3 = Button PE ^{1,2,3,17}		DKBZ = Dark Bronze	R = Enhanced Sur
AS = A-Series			Cx =	AW =		50 = 5000K	leads'	A = ANSI C136,41	-	GRAY = Gray	T = Extreme Surge
		1 = 120	Dx=	Wide				D = ANSI C136.41		WHTE = White	(20kV/10kA) H = Motion Senso
			10000					7-Pin Receptacle with Shorting Cap			(Wattstopper) ^{5.6,10}
_	-	2 = 208	Ex =		-	-	-	E = ANSI C136.41			Y = Coastal Finish
			12200					7-Pin Receptacle with Non Dimming			
	_	2 - 240	Euro		-			PE Control	-		VVV - Caucial
		3 = 240	14400 Gx =				-		-		Options
	-	4= 277	17000								
		5 = 480		-				-			
Not available	with One	ion H (Motion S	iensor)			1	Recommended	for installations within	750 feet from	coast Lead time up	ries, check with facts
GE	CL	Irre	nt								
GE	Dain	IPPE tree com	nt								
GE	CI Dain	Serie	oany S								
GE a S Str Pro	CL Dain RS aight F	Serie Bound Steel I	oany							Re	v, Date: V5 02/08/2022 Black ABS Pole
GE a' Stri Pro Non part	CI Dain RS aight F duct C	Serie Bound Steel I Description d round steel p	es Poles Poles	supplied with a	a formed compo	osito 2-piece ba and pole cap (ex	se cover, lour cept open top mo	ount).		Re	v, Date: V5 02/08/2022 Black ABS Pole Top cover
GE a Stra Pro Non part Stee 14"; insu	CI Dain RSS aight F duct D -tapere taity gail solve the p	Serie Round Steel I Description d round steel p vanized anchor nase has slotted to ole, opposite th	Poles poles are in bolts, ca e pole ba the balts, ca e pole ba the hand h	supplied with a ardboard mour accommodat sc. A 1/2" stain ole.	a formed compo nting temptate a e installation. A nless-steet web	osite 2-piece ba and pole cap (ex standard 2" x 4 d stud with grou	se cover, four cept open top mo * hand hole is loc inding lug is tocal	punt), tated ted		Re	v, Date: V5 02/08/2022 Black ABS Pole Top cover
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US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234



21 South Evergreen Avenue Suite 200 Arlington Heights, IL 60005 t: 847 788 9200

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PROJECT TEAM

ISSUE/RE	VISION RECORD
DATE	DESCRIPTION
12/03/2021	PRELIMINARY SET
01/19/2022	SITE PLAN REVISION
02/24/2022	SITE PLAN REVISION
03/18/2022	SITE PLAN REVISION
03/28/2022	SITE PLAN REVISION
04/20/2022	COORDINATION PLAN SET
04/26/2022	SITE PHOTOMETRIC
05/04/2022	PERMIT SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE Keri Williams Project Manager

EG

QUALITY CONTROL EG DRAWN BY

EC

PROJECT NAME

JIFFY

LUBE PEORIA ILLINOIS 61615 4749 NORTH STERLING AVE



PROJECT NUMBER 20201326.0 SHEET TITLE

PHOTOMETRIC Plan

sheet number **PH1.0**

NOT ISSUED FOR CONSTRUCTION



Jiffy Lube International, Inc. 150 N Dairy Ashford Rd Houston, TX 77079

April 19, 2022

Re: Traffic for an average Jiffy Lube Multicare service center

Dear Sir or Madam:

In support of the development of a proposed Jiffy Lube Multicare retail outlet, the following information is being provided to give an indication as to impact the retail outlet will have on traffic. As included in the 2020 Franchise Disclosure Document, the average Jiffy Lube retail outlet services 10,126 cars annually, which equates to 28 vehicles per day, assuming 360 days of operation. In addition to the cars of customers, additional traffic at a Jiffy Lube Multicare service center will be stem from employees, vendors and other visits. When combining customer vists with all other visits, the average total vehicles per day at a Jiffy Lube Multicare service center is anticipated to be approximately 48 vehicles per day.

Regards,

Chris C. Dyhn

Charles C. Dykes Vice-President, Network Development