



# PLANNING & ZONING COMMISSION

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

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** September 13, 2017

**CASE NO:** PZ 17-35

**REQUEST:** Hold a Public Hearing and forward a recommendation to the City Council on the request of Andrew Hagemann of the Catholic Diocese of Peoria to obtain a Special Use in a Class CN (Neighborhood Commercial) District for a Convent for the property located at 600 NE Monroe Street (Parcel Identification No 18-04-481-001) Peoria, IL (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for an existing convent. This request was preceded by a building permit application for a 1,000 sq. ft. building addition to the rear of the convent. Upon review, it was determined that the convent required a Special Use approval. The convent and proposed building addition are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Single stall garage – no change	None	None
Mechanical & Utility Screening	None	None	None
Use Standards	NA	NA	NA
Landscaping	Existing landscaping shall remain with new landscaping to replace any removed with construction. Front yard landscaping is required for the frontages of Monroe and Hancock. Two shade trees are located in the park lawn of Monroe St.	Waiver to allow existing landscaping.	None
Buffers & Screening	Existing 6-foot tall privacy fence along rear and side property lines to remain. District requires transitional buffer yard or garden wall when adjacent to residential zoning.	Waiver to allow existing privacy fence in place of transitional buffer yard or garden wall.	No objection
Signs	None	None	None
Exterior Lighting	None	None	None
Street Facade	Existing 5-foot tall wrought iron fence along street frontages to remain. District requires building to the required building line for 80% of the primary street and 40% of the secondary street.	Waiver to allow existing wrought-iron fence in place of the street façade building requirement.	No objection
Required Building Line	25 feet from the property line along Monroe .	Waiver to allow 25 foot setback of new addition to align with existing building.	No objection
Height	Single Story. District maximum is 2 stories.	None	None
Windows & Doors	Two additional windows are proposed for the building addition. Windows and doors are required to comprise at least 40% of the ground story façade along the street.	Waiver to allow less than 40% fenestration of the building façade along Monroe Street.	No objection

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Open Space Area	Open areas provided in the front, sides and rear yards.	None	None
Access & Circulation	No change	None	None
Awnings, Canopies, & Porches	NA	NA	NA
Materials	Building addition to be wood framed construction. Exterior siding will complement existing brick. New roof for entire structure will provide seamless appearance.	None	None

## **BACKGROUND**

### **Property Characteristics**

The subject property is developed with a 2,800 sq. ft. single story structure on 0.31 acres of land. The structure is currently used as a convent for the Catholic Diocese of Peoria. The property is located adjacent to the St Mary's Catholic Cathedral. The property is zoned Class CN (Neighborhood Commercial and surrounded by R-8 (Multi-Family Residential) zoning to the north, east and west and P-1 (Parking) zoning to the south.

### **History**

Review of historical information finds that the subject property was home to the Heartland Community Health Clinic from approximately 1991 to 2003. The convent was established in approximately 2010.

Date	Zoning
1931 - 1958	D (Apartment)
1958 - 1963	D (Apartment)
1963 - 1990	R3 (High-Density Residential)
1990 - Present	CN (Neighborhood 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	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 or diminish 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	Yes	None
Conforms to all district regulations	No	Existing Conditions
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	NA
City Council Strategic Plan Goals	Grow Businesses	NA

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

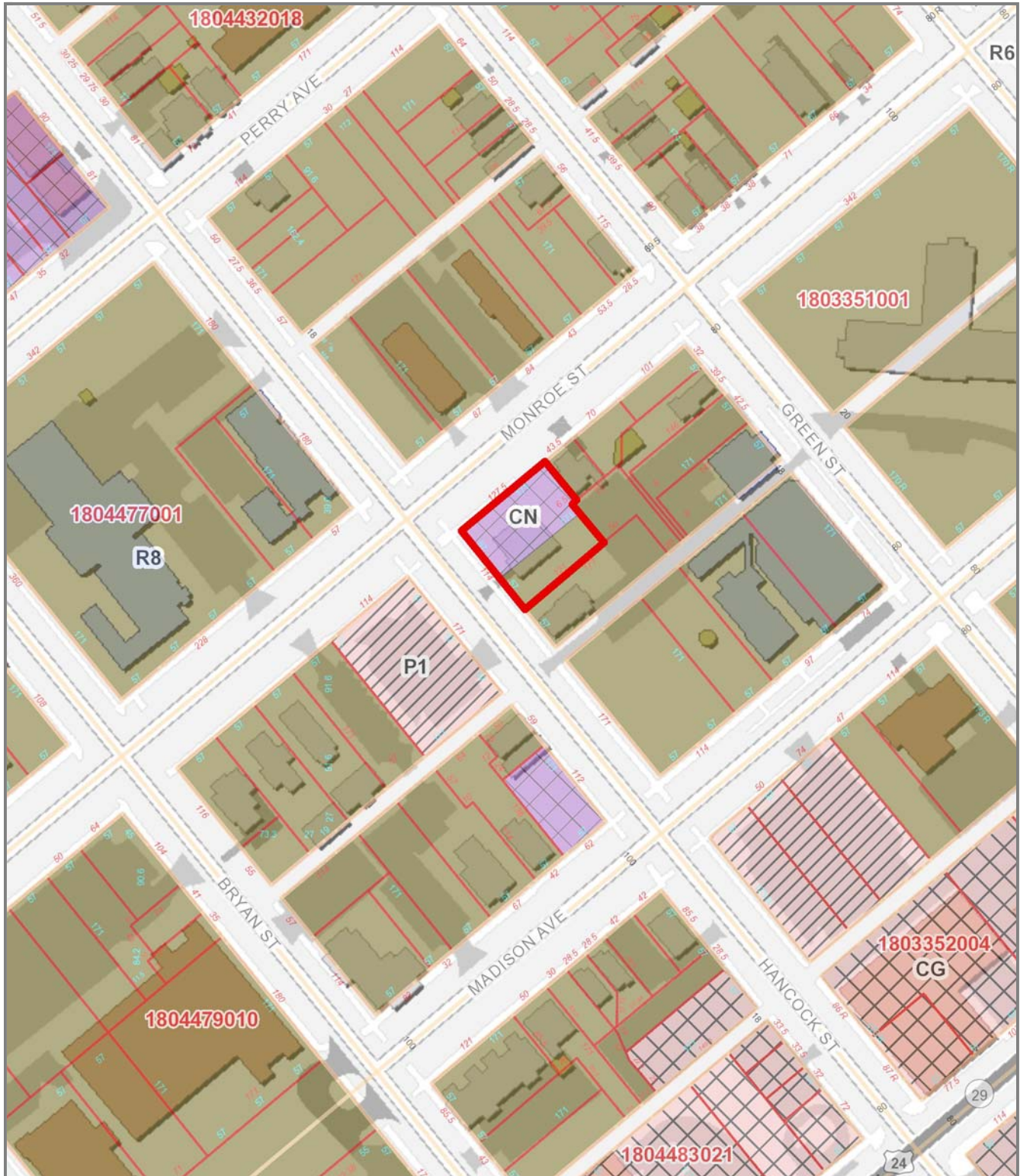
The Development Review Board recommends APPROVAL of the request including the requested waivers.

**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. Site Plan
4. Elevations and/or Renderings

### 600 NE Monroe St



*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 = 167 feet**  
 8/31/2017



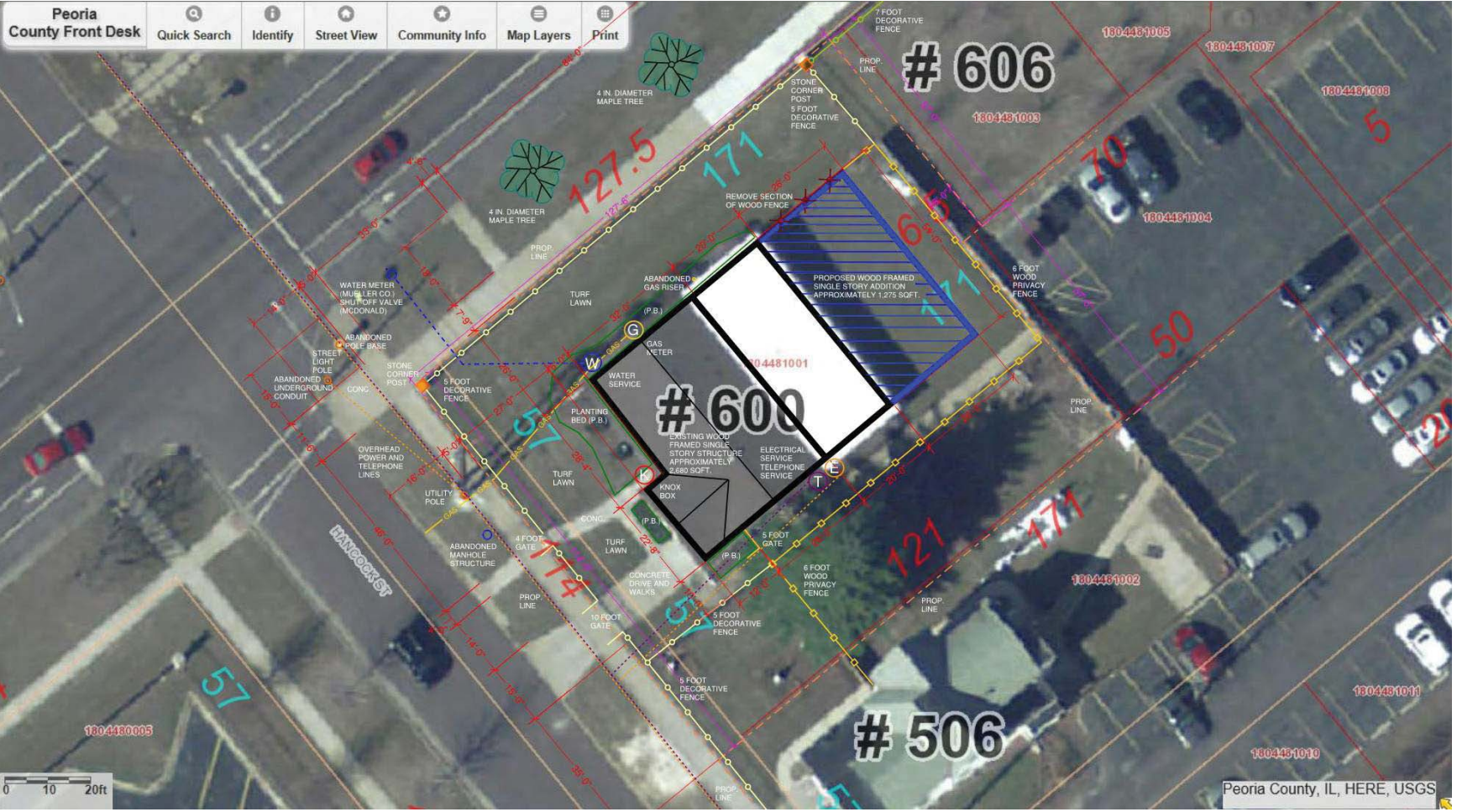
### 600 NE Monroe St



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Map Scale  
**1 inch = 83 feet**  
8/31/2017





① ARCHITECTURAL SITE PLAN  
1" = 10'-0"



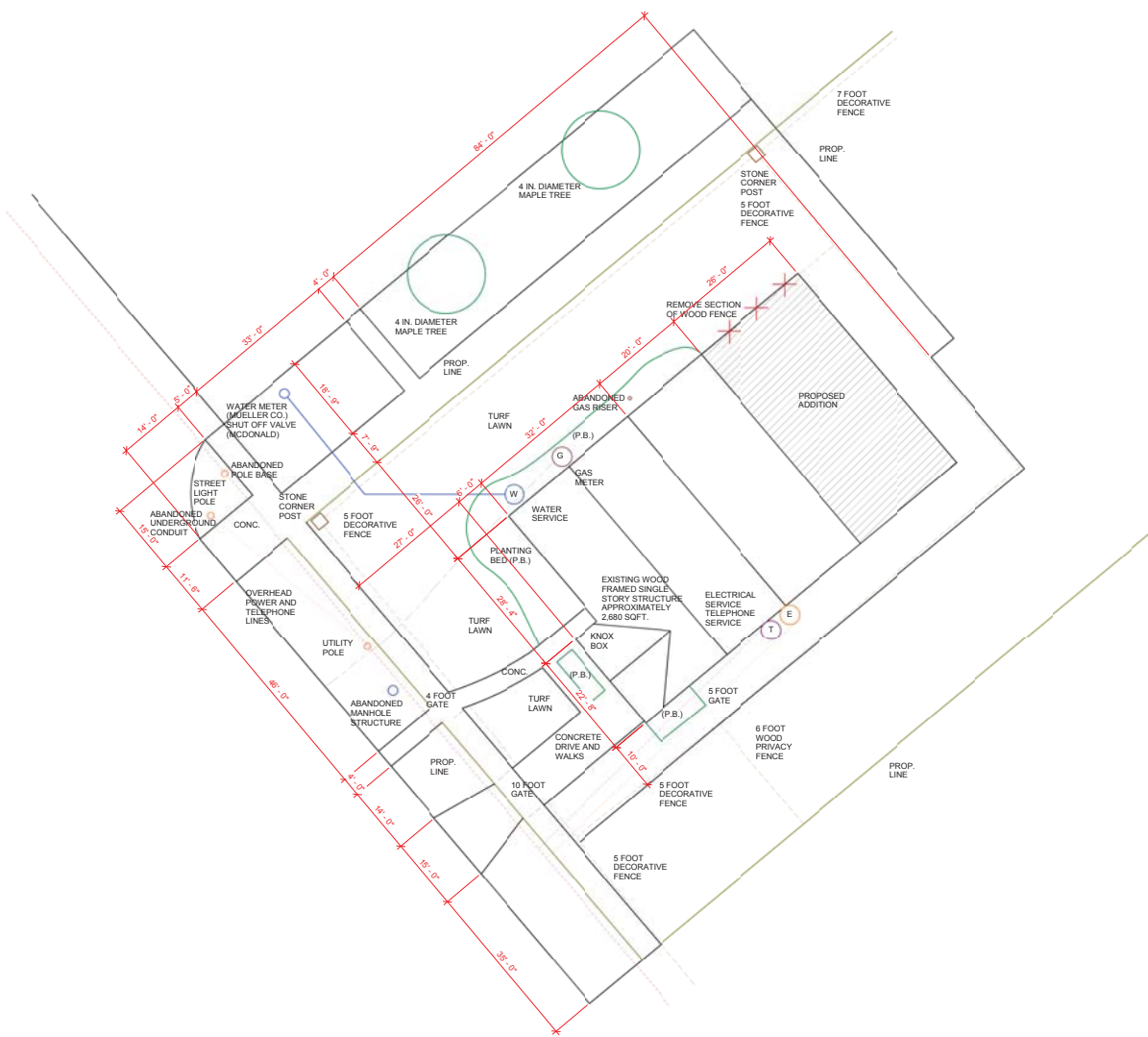
No.	Description	Date

Project for:  
**600 NE MONROE STREET**  
 PEORIA - ILLINOIS

ARCHITECTURAL SITE PLAN

PROJECT NO.	17013
DATE	07-11-2017
DESIGN	N. CLUSTER
MODIFIED	N. CLUSTER

8/7/2017 12:03:17 PM C:\00\_Pages\17013\_000 NE MONROE.rvt



1 ARCHITECTURAL SITE PLAN  
1" = 10'-0"



**DESIGN SOLUTIONS GROUP, LLC**  
504 N. MONROE  
PEORIA, IL 61656  
www.designsolutionsgroup.com



Professional Engineer Seal:  
**NATHANIEL DAVID CUSTER**  
EXPIRE: 11/30/2018

No.	Description	Date

No.	Description	Date

Project for:  
**600 NE MONROE STREET**  
PEORIA - ILLINOIS

ARCHITECTURAL  
SITE PLAN

PROJECT NO.	17013
DATE	09-07-2017
DESIGN	N. CUSTER
MODIFIED	N. CUSTER

A1

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KELLEY CONSTRUCTION  
CONTRACTORS INC.

CATHOLIC DIOCESE  
600 MONROE  
HOUSE ADDITION

REVISION TABLE	
NUMBER	DATE

Kelley Construction  
Contractors Inc.

DRAWINGS PROVIDED BY:

DATE:  
6/5/2017

SCALE:

SHEET:

P-1



**NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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**GENERAL NOTES:**

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**FOUNDATION NOTES:**

1. ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FRESH GRADES.

2. CONCRETE STRENGTH: 3,000 PSI FOR ALL SLABS. FOUNDATION DESIGN BASED ON 2,500 PSI. 3,000 PSI + 28 DAYS FOR ALL OTHER CONDITIONS.

3. USE ASTM A615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

4. CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON SET ADHESIVE OR APPROVED EQUAL.

5. INFILTRATION: ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED:

- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- \* JOINTS BETWEEN WALL Cavity AND WINDOW/DOOR FRAME
- \* JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
- \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

**ELECTRICAL, DATA, & AUDIO NOTES:**

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**ESOSION CONTROL NOTES:**

1. NO SHALL BE EXCAVATED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 LB/ACRE. USE AN ORGANIC TOPDRESSER AT NO LESS THAN 150 LB/ACRE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TOPDRESSER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

5. DISPERSED TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

**EXTERIOR FINISH NOTES:**

1. EXTERIOR FINISH NOTES: 041 VINYL SIDING OVER 1/2" OSB PLYWOOD WITH HOUSE WRAP. MATERIAL AND COLOR BY OWNER.

2. ROOFING TO BE 30 YEAR ASPHALT OVER 1/2" F.L.T. 5/8" CDX PLYWOOD.

3. GUTTERS TO BE COLLECTED AND ROOF RUN OFF TO BE DRAINAGE FROM STRUCTURE PER THE SITE PLAN.

4. FRESH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

**FLOORING AND ROOFING:**

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

2. PROVIDE INSULATION BATTLES AT EAVE VENTS BETWEEN RAFTERS.

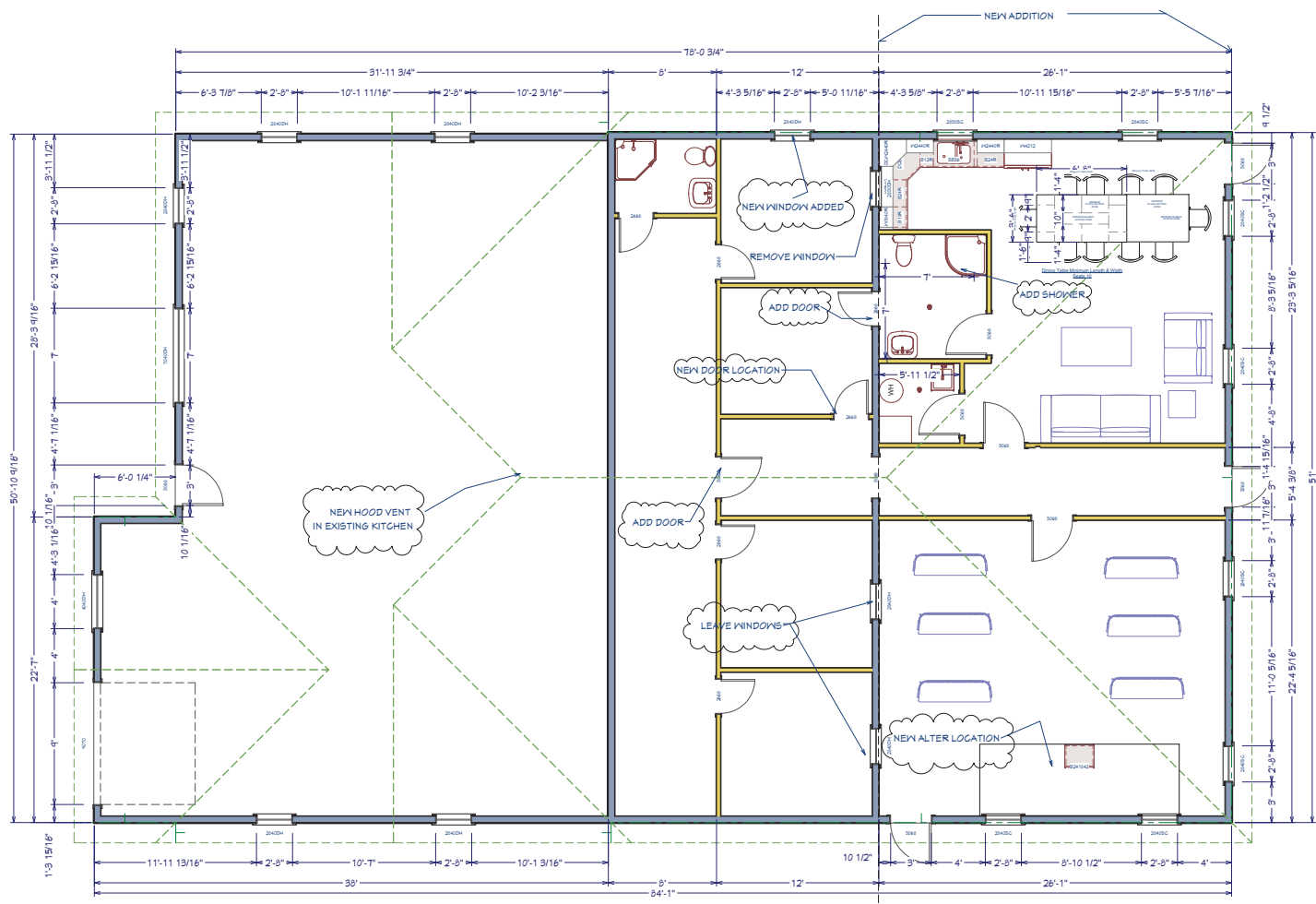
3. SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR SPECIFICATIONS OF EQUAL QUALITY PROVIDED THEY MEET CURRENT BLDG. CODE AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

**FRAMING NOTES:**

1. PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

2. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

3. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



LIVING AREA  
4119 SQ FT

1st Floor

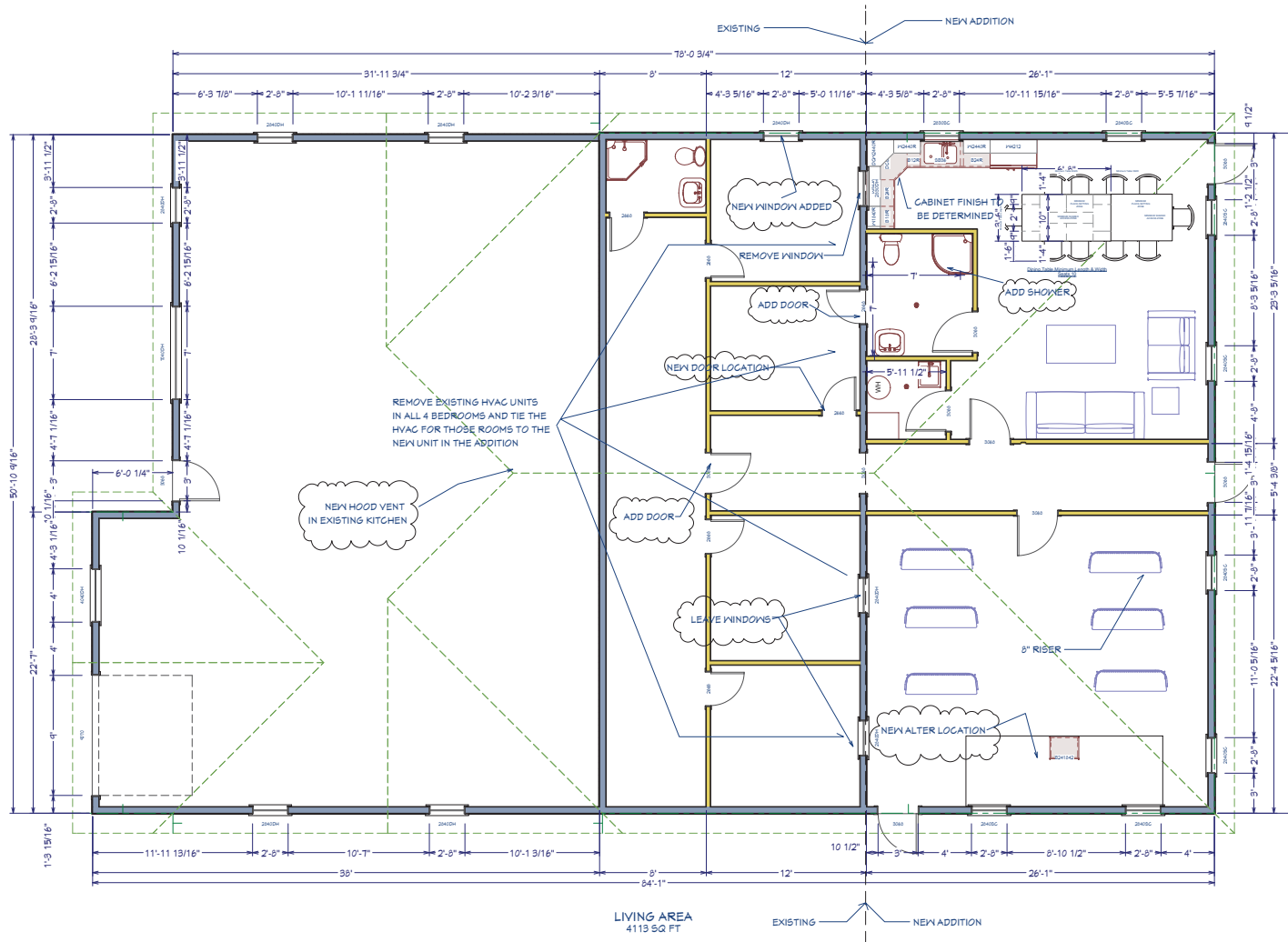
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NUMBER	DATE	DESCRIPTION

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6/5/2017

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LIVING AREA  
4113 SQ FT

1st Floor

REVISION TABLE			
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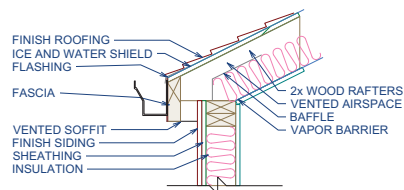
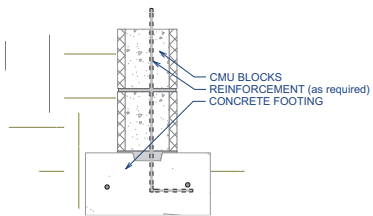
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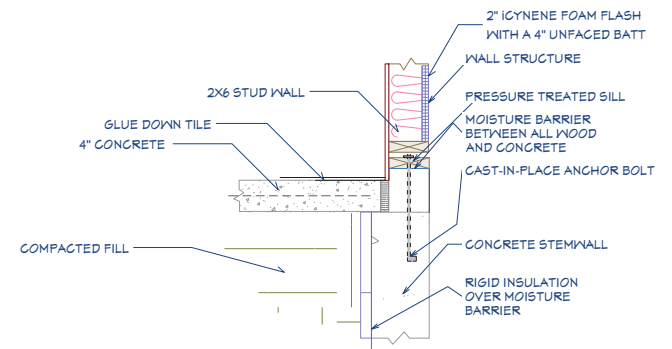
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**Abbreviated Eave**  
(print at 1"=1')



**Floor at Foundation**  
(print at 1"=1')



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