



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kimberly Smith)
DATE: June 12, 2018
CASE NO: PZ 18-28

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Tim Roth, of the Vecino Natural Bridge, to obtain a Special Use for waiver(s) related to a mixed use development in the WM (West Main Form) District, for properties generally addressed as 839 W Main, more specifically including addresses of 839 W. Main Street, 1013 and 1029 Orange Street, 834, 838, and 842 Russell Street, and 1010, 1012, 1016, 1018 and 1022 Garfield Avenue, and identified as Parcel Identification Nos. 18-05-429-001 through 18-05-429-011, and 18-05-429-013, Peoria, Illinois (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to build a mixed use development north of Main, between Garfield to the west, Orange to the east, and Russell to the north. The southeast corner of the block is excluded.

More specifically, the development will consist of five buildings, totaling 157,951 square feet. The main building will be located at the corner of Main and Garfield, and will include 2740 square feet of retail space on the first floor. Separately, approvals for the development include alley vacation. The alley with an entrance from Orange Street is proposed to remain un-vacated.

The development includes multiple frontages within the Main Street Form District. Main Street frontage is Neighborhood Center; Russell is R4 frontage; side streets contain afore mentioned plus Local Commerce. While the use itself does not require a special use, a number of waivers are requested, and the waivers necessitate the special use (per the Unified Development Code).

The development and waiver requests are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling units	152 units dwelling units with a total of 285 + 14 beds [if related waivers to allow a third story along the local commerce frontage are approved] for a total of 299 beds as follows: One bedroom: 83 (83 beds); Two bedroom: 37 (74 beds) – 30 two	Waiver of definition of family to allow more than four unrelated adults to reside in a dwelling unit with a minimum of four bedrooms.	No objection. The definition is intended to limited overcrowding; the complex will be designed to accommodate associated impacts including vehicles and trash containment, and life safety requirements.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	bedrooms or 60 beds if waivers approved; and Three bedroom: 0 (0 beds) Four bedroom: 32 (128 beds) or 39 (156 beds if waivers approved).		
Parking	103 spaces (5 ADA)	None	In compliance
Accessory carports	Carports are mentioned on the utility plan, and may be provided.	None	Applicable building permits are required.
Mechanical & Utility Screening	Roof-top mechanicals will be screened using fencing.	None	Proof of compliance will be required with the building permit application.
Landscaping	Parking lot landscaping is proposed under Section 8.2.15. Alternative Compliance.	None	No objection.
Signs	Not proposed with this application.	None	Applicable sign permits will be required.
Exterior Lighting	Not to exceed 3 foot candles when measured at the property line.	None	A compliant lighting plan is required prior to issuance of a building permit
Build-to lines, Yards	Buildings are proposed to be built right up to the build-to lines, which in this case is the front property line.	None	In compliance
Height	Provide “zero” elevation for Building 1 (5 story building) for approximately 96 feet of frontage along Garfield.	Waiver requested for finished floor elevation requirements from section: UDC 6.4.A.4. (Neighborhood Center)	No objection
Height	Place the finished floor elevation at 18 inches instead of the minimum three feet required for the following frontages: Local Commerce, and R-4 Single Family.	Waivers requested for finished floor elevation requirements from sections: UDC 6.4.C.4. (Local Commerce); and UDC 6.4.G.2. (R-4)	No objection

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Height	Place a three story rather than the maximum allowed two-story building on the local commerce frontage (center buildings on the east and west sides of the project). These buildings would then match the height of the “townhome style” proposed along Russell along the R4 frontage.	Waiver requested from UDC 6.4.C.1.b. to allow a third story in the Local Commerce Frontage, to accommodate two additional bedrooms (for a total of 4 bedrooms) within 7 units, thereby adding 14 additional beds. Per the applicant, this helps their project feasibility pro-forma.	No objection. UDC Section 6.6.3.E.3. requires a break in the façade every 15-30 feet. This may be accomplished with arrangement of materials.
Materials	The primary façade material on the 5-story building is proposed as brick along Main Street, and with a painted steel plate base. The primary façade material on the west elevation along Garfield is proposed as Corten steel panels, to meet the “equivalent or better” requirement.	None	Final proof of compliance is required with building permit application.
Windows – Buildings 2 and 5	The current proposal shows fewer than 20% window coverage on the upper stories of the Local Commerce frontage. The requirement is 20-60% on the upper façade.	The developer will revise plans to meet requirements.	No objection.
Windows – Building One, east side	Building one, on the east side, shows a blank wall, however note that portion of the wall is not considered a façade, therefore the window fenestration requirements do not apply.	None	In compliance
Doors – Building one, west side	Locate one functioning entry door at the corner of Main and Garfield.	Waiver from UDC 6.4.B.3. to allow an alternative to a functioning door every 60 feet, to allow only one within greater than 120 feet.	No objection. The entrances to the first floor retail lease space will be from Main Street.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Density	152 dwelling units on 2.41 acres of land, located in the West Main Street Form District.	The Unified Development Code does not restrict density in the form districts.	In compliance

BACKGROUND

Property Characteristics

The subject property contains approximately 2.41 acres of land, currently developed with commercial, parking and vacant. The property is zoned West Main Form District, and is surrounded by the R-4 (Single Family) District to the north; and West Main Form District to the south, east and west.

History

Date	Zoning
1931 - 1958	I (Light Industrial) and C (Apartment)
1958 - 1963	I (Industrial), C (Apartments) and D (Apartments)
1963 - 1990	C-1 (Commercial Residential), C-2 (Neighborhood Commercial), R1 (Low Density Residential) and R2 (Medium Density Residential)
1990 - Present	West Main Form District

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	N/A	N/A
Conforms to all district regulations	None – waivers are requested.	None
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs	N/A

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
	2) Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

Conditions:

1. Provide a visual break in the building facades every 15-30 feet. This may be accomplished with arrangement of materials.
2. Submit a compliant lighting plan prior to or with building permit application.
3. All right-of-way work, including curb work must be approved by Public Works with applicable permits.
4. Site plan is conditioned on approval of associated alley vacation.
5. Obtain all applicable permits.
6. All items for which a waiver was not requested must comply with Ordinance requirements.

Waivers:

1. Waiver of definition of family to allow more than four unrelated adults to reside in a dwelling unit.
2. Waiver requested from Section UDC 6.4.A.4. (Neighborhood Center) to allow zero finished floor elevation for approximately 96 feet along the Garfield frontage of Building 1.
3. Waiver from UDC 6.4.B.3. to allow a functioning door at intervals greater than 60 feet, in this case to allow only one within greater than 120 feet.
4. Waiver requested from UDC 6.4.C.1.b. (Local Commerce) to allow an additional story, for a total of three stories in the local commerce frontage.
5. Waiver requested from UDC 6.4.C.4. (Local Commerce) to allow a finished first floor elevation of 18” above the sidewalk.
6. Waiver requested from UDC 6.4.G.2. (R-4) to allow a finished first floor elevation of 18” above the sidewalk.

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

PZ 18-28: Surrounding Zoning



1 inch = 200 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

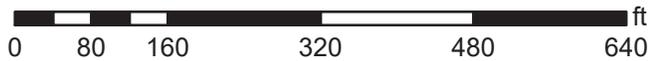
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



PZ 18-28: Aerial



1 inch = 200 feet



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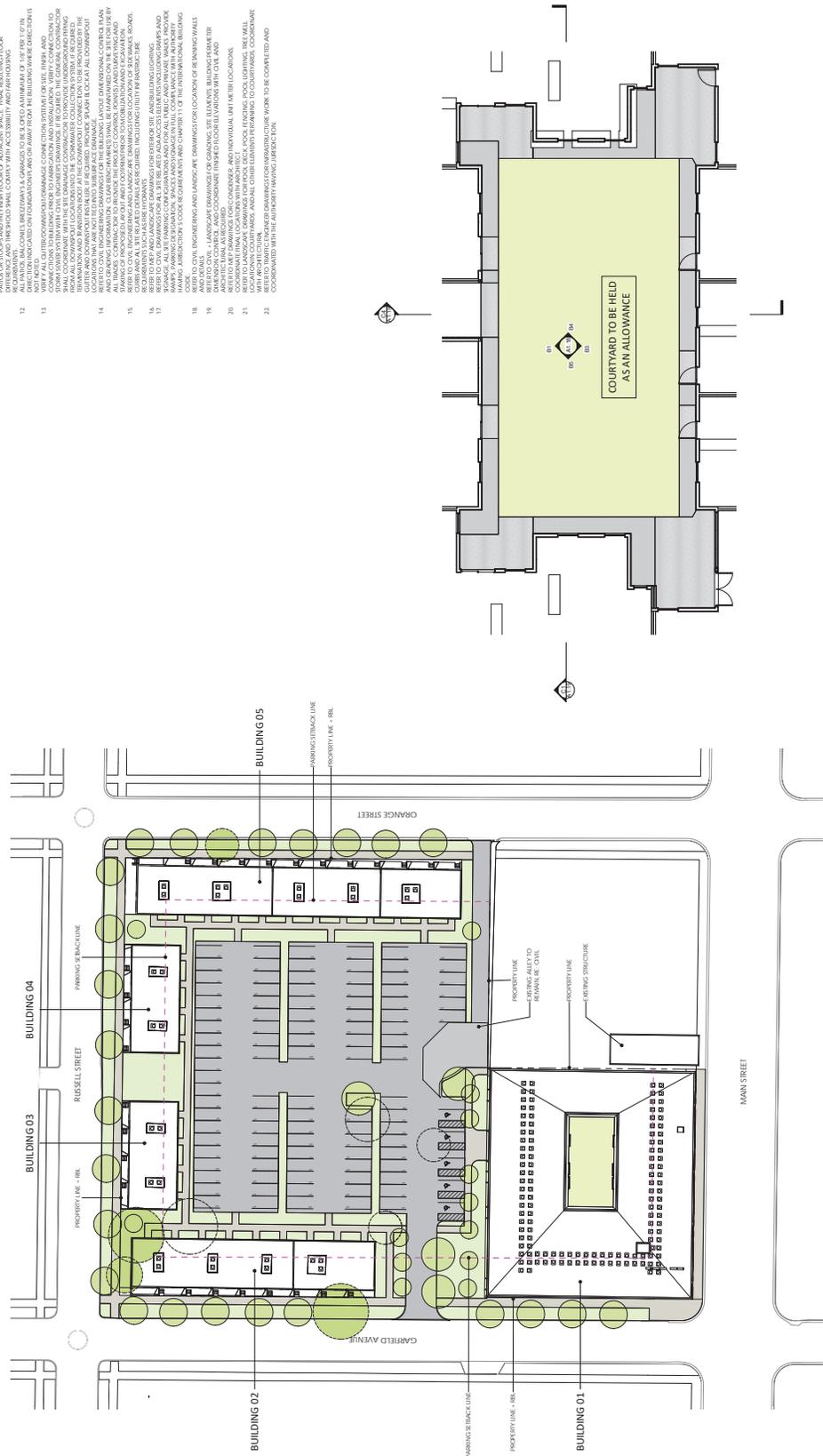
NOT FOR CONSTRUCTION

MUSE PEORIA
 839 W Main Street
 Peoria IL 61606

A1.00

GENERAL SITE PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES WITHIN THE CITY OF PEORIA.
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DS - ENLARGED PLAN - COURTYARD
 SCALE: 1/8" = 1'-0"

CS - J SITE PLAN
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

DATE: 2018/04/08

ISSUED FOR PERMIT & PRICING

LEGEND

HOV3/4 SIGNAL HAND PARKING
 SEE DETAIL B10C202

ADA COMPLIANT SIDEWALK
 ON ARCHIT. ELEVATION - SEE DETAIL B11
 SEE DETAIL B11.8.CC202

PIC PAVEMENT ASPHON
 SEE DETAIL B11.8.CC202

ADA PAVEMENT MARKING

PARKING STALL NUMBER PER ROW

SITE SIGN (SEE KEYNOTE FOR TYPE)

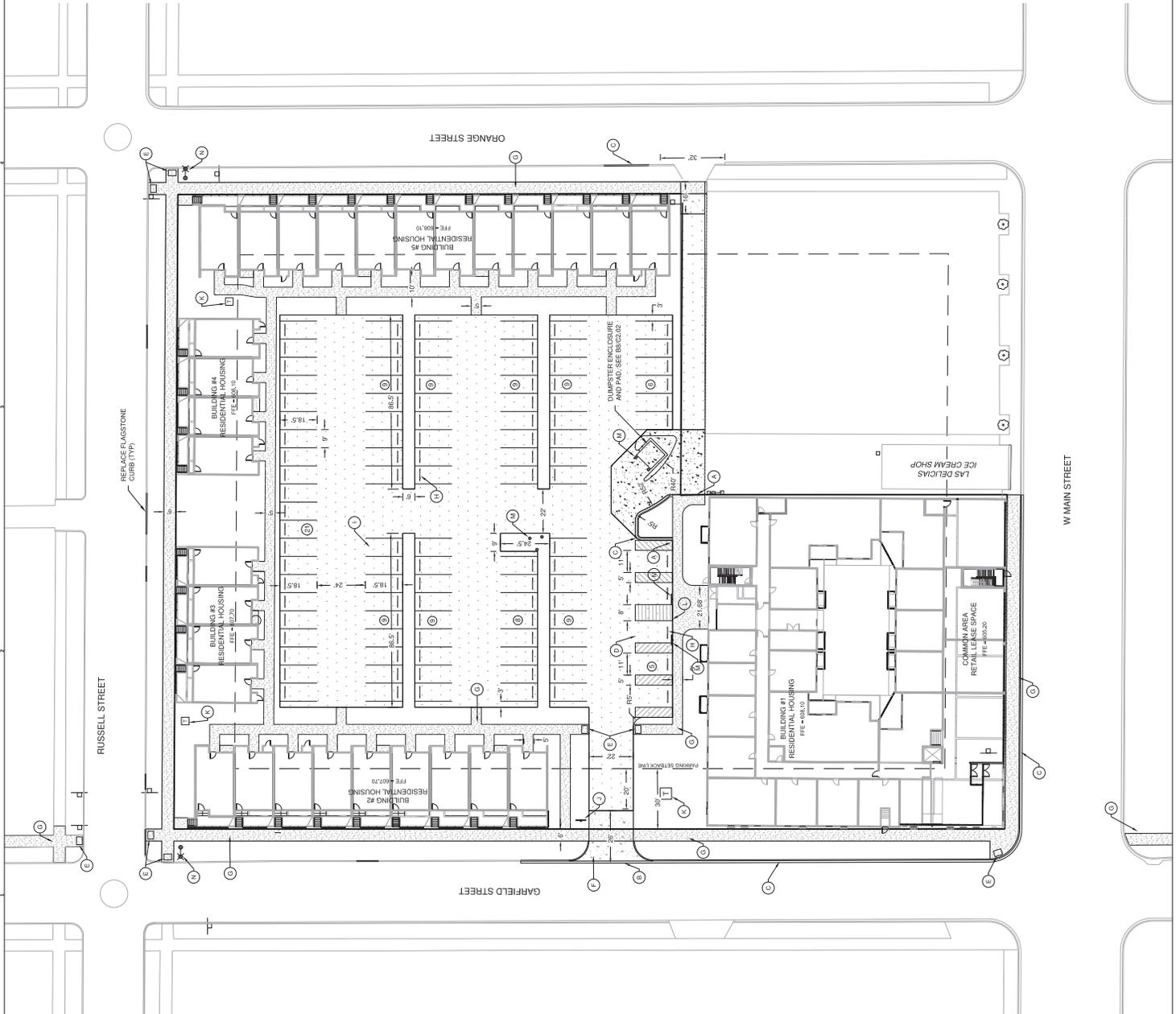
LIGHT POLE/FEATURE

PARKING SUMMARY	
PROPOSED	24
REGULAR SPACES	5
ADA SPACES	3
TOTAL SPACES	32

- SITE PLAN KEYNOTES:**
1. PROPOSED MOVE THE CURB AND SIDEWALK - SEE DETAIL B10C202
 2. REMOVE AND RELOCATE EXISTING FLAGSTONE CURB
 3. CONCRETE CURB AND GUTTER - FOOT TYPE (B.A.S. STD 60001)
 4. ADA PARKING STALL MEETING LLIKOB ACCESSIBILITY CODE (TYP). ALL ADA SPACES ARE TO BE ACCESSIBLE (PER LLIKOB CODE) - SEE DETAIL B11.8.CC202 (TYP).
 5. METAL SIDEWALK RAMP IN ACCORDANCE WITH FOOT STANDARD 42002. ALL RAMP SURFACES SHALL BE FINISHED WITH ADA COMPLIANT SURFACING APPROVED EQUALS BRICK AND POLYMER CONCRETE. INSTALL CURB WALLS AS SHOWN IN RECOMMENDATIONS.
 6. CONCRETE ENTRANCE - SEE DETAIL B10C202
 7. INTEGRAL SIDEWALK OR STAIRS SIDEWALK - SEE DRAWINGS & DRAINAGE DETAILS. ALL SIDEWALKS SHALL BE FINISHED WITH ADA COMPLIANT SURFACING WHERE GRASSES ARE FLUSH WITH ADJACENT PAVEMENT OR TURF AREA.
 8. PROPOSED 4" TALL LOW PROFILE ECC PARKING BLOCK (TYP)
 9. 9' X 18' PARKING STALL W/ 4" WHITE STRIPING (TYP)
 10. STOP SIGN WITH 24" WHITE STOP BAR
 11. PROPOSED TRANSFORMER - SEE UTILITY PLAN FOR DETAILS
 12. FLUSH CURB AT ADA PARKING STALLS (TYP)
 13. PROPOSED TO CONCRETE ISLAND (TYP) - SEE DETAIL B10C202
 14. LIGHT POLE BASE, RELOCATED FROM MAIN STREET. LOCATE AND CONNECT TO EXISTING CITY OF PEORIA LIGHTING CIRCUIT

GENERAL NOTES:

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED BY FOOT LATEST EDITION, FOR THE STATE OF ILLINOIS. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, ADOPTED BY FOOT LATEST EDITION, FOR THE STATE OF ILLINOIS. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, ADOPTED BY FOOT LATEST EDITION, FOR THE STATE OF ILLINOIS. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, ADOPTED BY FOOT LATEST EDITION, FOR THE STATE OF ILLINOIS.
2. STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES. ALL RELOCATIONS SHALL BE APPROVED BY SIGNAL. ALL COSTS SHALL BE INCLUDED IN BASE BID.
4. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



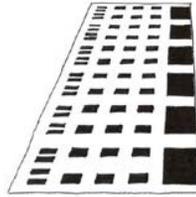
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main street elevation studies

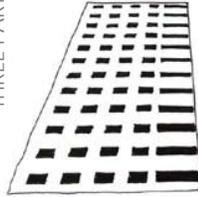
concept sketches



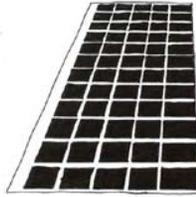
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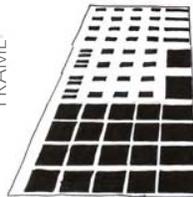
THREE PART



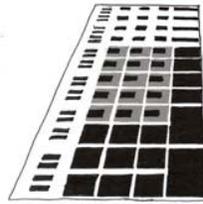
VITRINE



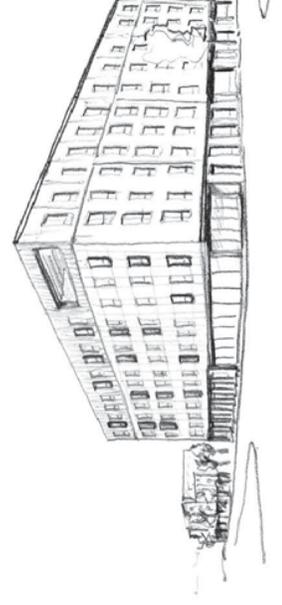
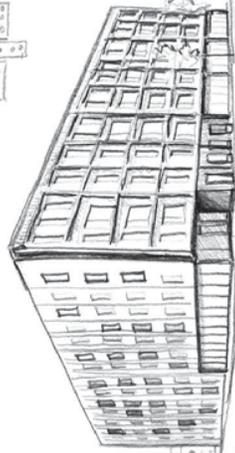
FRAME



FRAME + THREE PART

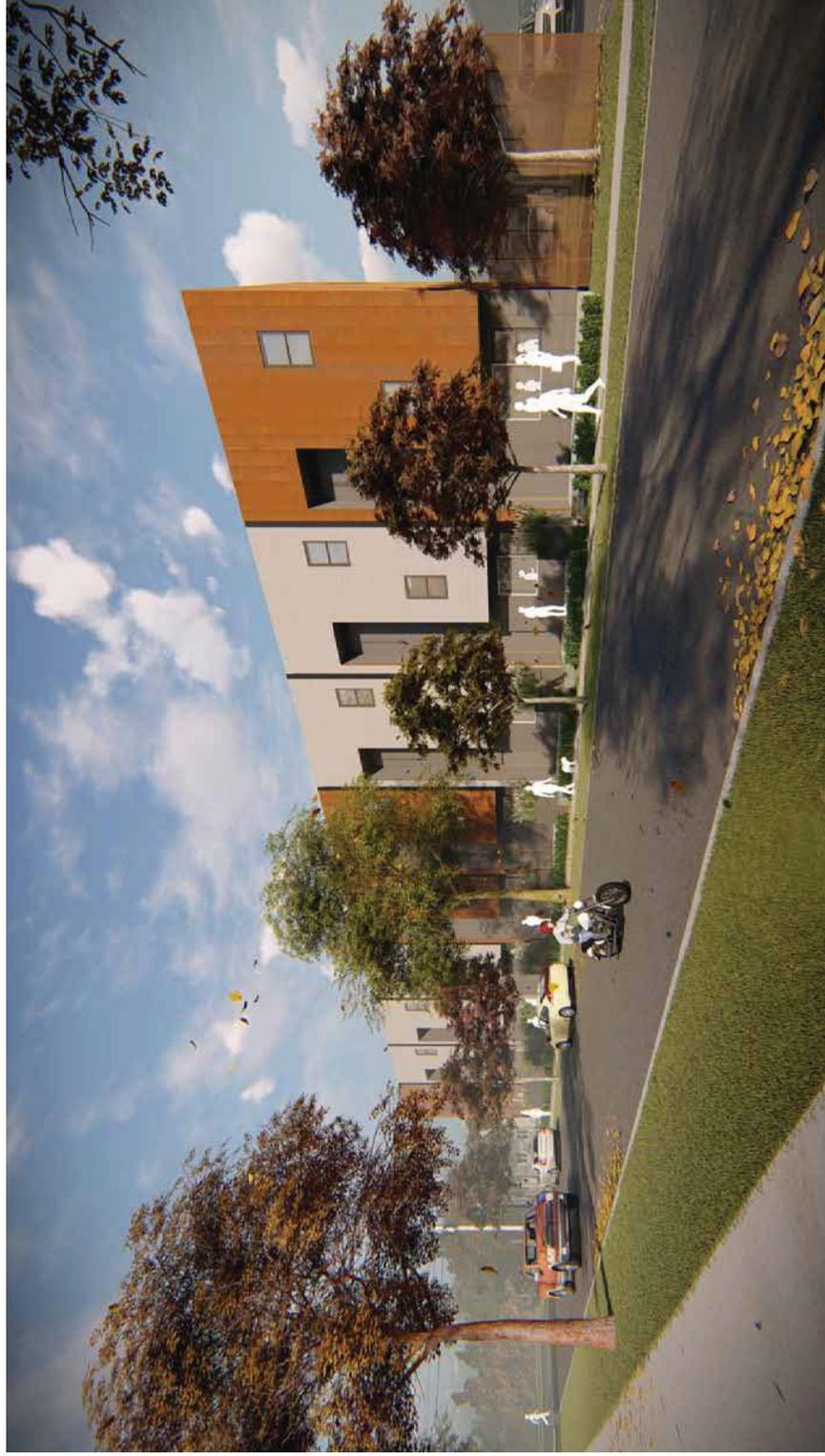


FRAME + THREE PART + VITRINE



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buildings 02 designed with requested variances



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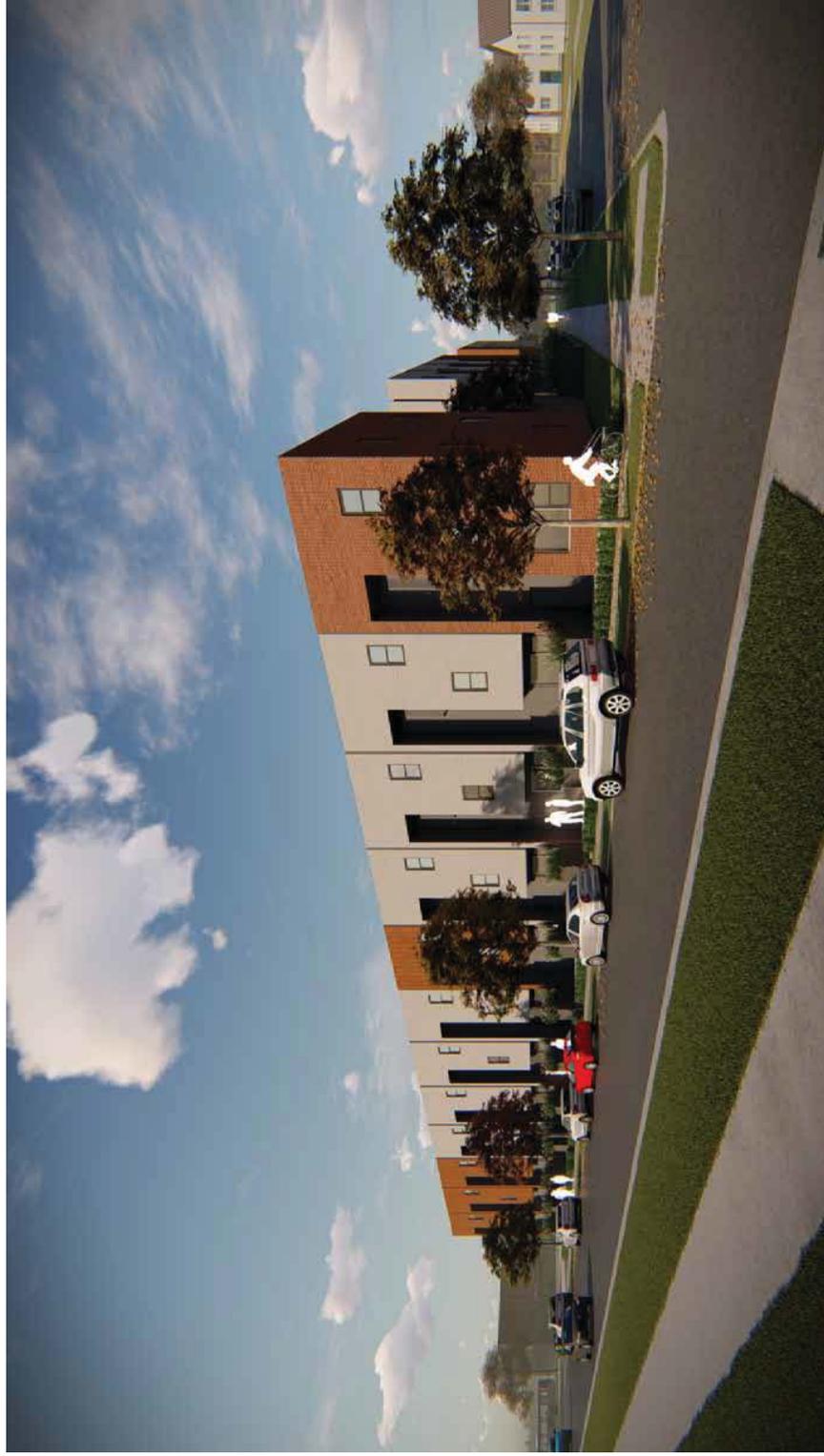
Local commerce zone changed to R-4 allowing for 3 story units. First floor finish elevation is 18 inches above sidewalk.

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buildings 05 designed with requested variances



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Local commerce zone changed to R-4 allowing for 3 story units. First floor finish elevation is 18 inches above sidewalk.