AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AUGUST 1, 2019 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. PZ 19-23**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Meginnes on behalf of Coulter Properties, Inc, to rezone property from former Public Right-of-Way to a Class C-1 (General Commercial) District for the properties located at 4700 and 4726 N Sterling Ave, (Parcel Identification Nos. 14-19-401-001 and 14-19-401-017), Peoria IL. (Council District 4)

   **CASE NO. PZ 19-24**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Lora Martinson of Springfield Sign to amend an existing Special Use Ordinance No. 15,418 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a Drive-Thru Menu Board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 4612 N University St, (Parcel Identification No. 14-20-401-033), Peoria IL. This includes the properties located at 4608 and 4536 N University St (Parcel Identification Nos 14-20-401-034, 14-20-401-035, and 14-20-451-012) Peoria IL. (Council District 3)

   **CASE NO. PZ 19-25**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Jim McKenna to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the properties located at 1700, 1704 and 1708 W Lincoln Ave (Parcel Identification Nos. 18-17-103-004, 18-17-103-005, and 18-17-103-006), Peoria IL (Council District 1)

   **CASE NO. PZ 19-26**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Hoagland of M.K. Hoagland, LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Plant for the property located at 2601 W Altorfer Drive (Parcel Identification Nos. 14-06-300-013 and 14-06-300-017), Peoria IL (Council District 5)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
A meeting of the Planning & Zoning Commission was held on Thursday, August 1, 2019, at 1:01 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Pro Tem Rich Unes presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, and Richard Unes – 4. Commissioners absent: Mike Wiesehan - 1.

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS
Speakers were sworn in by Megan Nguyen.

MINUTES
Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on June 27, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

Commissioner Barry moved to appoint Commissioner Unes as Chairman Pro Tem, seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-19

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-19 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval with the following conditions:
   1) Provide one handicap parking space for every 25 regular parking spaces.
   2) Repair parking lot to be free of potholes, ruts, cracks and weeds.
   3) Compliance with Fire Code regulations.
   4) Vacation of alley right-of-way.
   5) Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
   6) Provide information regarding existing and proposed landscaping, and exterior lighting to review for compliance with the Land Development Code.
   7) Waiver to allow existing building setbacks.

Gary Velasquez, petitioner, provided a summary and answered questions.

Chairperson Pro Tem Unes opened the Public Hearing at 1:18 p.m.
Melvin McAfee, a concerned citizen, expressed a general concern for maintenance of the property.

Felicia James, a concerned citizen, expressed the need for a school and reinvestment into the neighborhood.

Gary Velasquez, summarized the use of the property and support for investment into the neighborhood.

Chairperson Pro Tem Unes closed the public hearing at 1:25 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Barry made a motion to approve the request including the conditions presented by Staff and an additional waiver for existing landscaping, except for parking lot landscaping which must comply with the Unified Development Code; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Unes – 4
Nays: None

CASE NO. PZ 19-20
Public Hearing on the request of Robert Smith to rezone property from a present Class R-3 (Single Family Residential) District to a Class P-1 (Parking) District for the properties located at 1311 E Paris Ave and 1315 E Paris Ave, (Parcel Identification Nos. 14-27-401-016 and 14-27-401-017), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-20 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Robert Smith, petitioner, provided a summary and explained the need for parking.

Chairperson Pro Tem Unes opened the Public Hearing at 1:36 p.m.

Anthony Burgess, a concerned citizen, opposed the proposed parking lot.

A written letter of opposition from Sue Mullen was read to express her concern for increased traffic and garbage in the residential street.

Robert Smith, summarized the request and submitted a petition from neighbors showing support.

Chairperson Pro Tem Unes closed the public hearing at 1:43 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Ghareeb made a motion to approve the request; seconded by Commissioner Barry:

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Unes – 4
Nays: None

CASE NO. PZ 19-21
Public Hearing on the request of Srinivas Jujavarapu and Wiebler Family L.P. for approval of the First Amendment to Consolidated Initial and Amended/Restated Annexation Agreement for the extension of the Acquisition Contingency for the property generally located west of IL Route 91, North of Parcel Identification No. 08-35-300-008, east of Orange Prairie Road, and south of Parcel Identification No. 08-35-300-027. The property is identified as Parcel Identification Nos. 08-35-300-030 and 08-35-300-023, Peoria IL. (Council District 5)
Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-21 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Christopher Oswald, representing the petitioner, provided a summary and explained that the extension of time is needed for IL Dept of Transportation to approve the right-of-way dedication.

Chairperson Pro Tem Unes opened the Public Hearing at 1:50 p.m. There being no public testimony, the public hearing was closed at 1:50 p.m.

**Motion:**
Commissioner Barry made a motion to approve the request; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Unes – 4
Nays: None

**CASE NO. PZ 19-22**
Public Hearing on the request of Mark Larson of Powercat Peoria, LLC, to amend an annexation agreement for the property located at N Orange Prairie Road (Parcel Identification No. 08-35-100-038), and generally located east of Orange Prairie Road, south and west of IL Route 91, with an address of W Grange Hall Rd, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-22 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval subject to the following conditions:

1) Septic system for go-kart development only. Temporary until sewer becomes available to any adjacent parcel at such time the septic system must be replaced with public sanitary sewer within 12 months.

2) Item #1 of the Amendment states that development will require connection to the public water and public sewer. This should specify public storm sewer, since the sanitary will be handled with a temporary leach field.

Staff noted that the Greater Peoria Sanitary District recommended connecting to the public sanitary sewer when it was within 1000 feet of the subject property line.

Bruce Brown, representing the petitioner, provided a summary.

Chairperson Pro Tem Unes opened the Public Hearing at 2:02 p.m.

Todd Parmenter, a concerned citizen, expressed opposition to the request since the annexation agreement was approved in 2017 with no changes to the location of the sanitary sewer lines since that time. A waiver for connection should have been requested with the original proposed annexation.

Bruce Brown, explained efforts to work with adjacent property owners to install a sanitary sewer line. He explained that the septic system was temporary.

Chairperson Pro Tem Unes closed the public hearing at 2:13 p.m.

**Motion:**
Commissioner Ghareeb made a motion to approve the request as recommended by Staff; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 3 to 0, with 1 abstention.
Yeas: Ghareeb, Heard, and Unes – 3
Nays: None
Abstention: Barry – 1
CASE NO. PZ 19-H
Public Hearing on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Outdoor Storage and Display.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-H into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Chairperson Pro Tem Unes opened the Public Hearing at 2:18 p.m. There being no public testimony, the public hearing was closed at 2:18 p.m.

**Motion:**
Commissioner Barry made a motion to approve the request; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Unes – 4

Nays: None

Chairperson Pro Tem Unes announced a recess at 2:18 pm. The meeting reconvened at 2:23 pm.

**DISCUSSION ON REGULATION OF SHORT TERM RENTALS**
Kerilyn Wieck provided a summary of Staff’s research on short term rentals. Issues to consider include whether to regulate, if yes, what regulation is appropriate. Additional information to be provided in the future.

**UPDATE ON PLANNING EFFORTS**
Staff persons Kathryn Murphy, Josh Naven, Kim Smith, Sara Maiilacheruvu, and Leah Allison provided a summary on the following planning projects:

- South Village CRS - Kim
- Near Northside CRS - Kim
- East Bluff CRS - Kim
- MacArthur Highway Corridor Study - Kim
- Western Avenue Corridor Study - Kim
- Southern Gateway Area Study - Kim
- Riverfront Plan - Josh
- Thoroughfare & Street Plan - Josh
- Uplands Neighborhood Overlay Study - Leah
- LFLP Plan – Sara
- Consolidated Plan - Kathryn
- Affordable Housing Strategy - Kathryn

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**
There were no citizen requests to address the Commission.

**ADJOURNMENT**
Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:45 p.m.

[Signature]
Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: September 5, 2019
CASE NO: PZ 19-23
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Meginnes on behalf of Coulter Properties Inc, to rezone property from former Public Right-of-Way to Class C-1 (General Commercial) for the properties located at 4700 and 4726 N Sterling Avenue (Parcel Identification Nos. 14-19-101-001 and 14-19-401-017), Peoria IL (Council District 4)

SUMMARY OF PROPOSAL
The petitioner is requesting to zone a portion of the subject property which was previously public right-of-way. Currently this property is without any zoning class.

BACKGROUND
In May of 2019, the IL Dept. of Transportation transferred ownership of portions of their right-of-way to the adjacent parcels owned by Coulter Properties (also known as Peoria Disposal Company). The right of way consisted of a frontage road serving and terminating at the subject parcels. This ownership change, and subsequent change in the parcel size, requires action to assign a zoning class. The proposed zoning class of C-1 General Commercial is consistent with the remainder of the subject parcels.

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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject properties are zoned C-1 General Commercial</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning</td>
<td>None</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>The proposed zoning will provide uniform zoning for the subject parcels.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The portion of the parcels which are zoned are C-1 General Commercial.</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None</td>
</tr>
<tr>
<td>Comprehensive Plan Future Land Use Designation</td>
<td>The Future Land Use Designation is Commercial.</td>
</tr>
</tbody>
</table>
DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends approval of the request.

ATTACHMENTS
1. Surrounding Zoning
2. Aerial Photo
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 = 333 feet
8/7/2019
4700 & 4726 N Sterling Ave

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Map Scale
1 inch = 83 feet
8/7/2019

https://gis.peoriacounty.org/PeoriaGIS/
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: September 5, 2019
CASE NO: PZ 19-24

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Lora Martinson of Springfield Sign to amend an existing Special Use Ordinance No. 15,418 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a menu board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 4612 N University St, (Parcel Identification No. 14-20-401-033), Peoria IL. This includes the properties located at 4608 and 4536 N University St (Parcel Identification Nos 14-20-401-034, 14-20-401-035, and 14-20-451-012) Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to allow for a larger drive through menu board. No other changes are proposed to the special use properties. The follow provides additional details regarding the subject properties:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Parking is provided for each business. No changes.</td>
<td>None</td>
<td>Handicap parking signs are outdated.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No changes to existing mechanical or utility screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>No changes to existing landscaping.</td>
<td>None</td>
<td>Landscaping is no longer in compliance with the approved Special Use.</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>No changes.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Signs</td>
<td>Menu Board for Culver’s: 46.29 sq. ft. in size and 6’3” in height. No changes to other signs.</td>
<td>To replace two existing menu boards with one larger sign to improve product identification for customers.</td>
<td>No objection</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No changes to existing lighting.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No changes to existing yards.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>No changes to existing buildings.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>No changes to existing ingress/egress approach from University St.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

BACKGROUND

Property Characteristics
The subject property contains 6.35 acres of land and is currently developed with Culver’s Restaurant, Gordon Food Service Store, and Zen Nail Lounge. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the north and east, Class R-1 (Single Family Residential) zoning to the south, and Classes C-1 (General Commercial) and O-1 (Arterial Office) zoning to the west.
History
A Special Use for a Shopping Center was granted in 2002 with the construction of the Culver’s Restaurant and Gordon Food Service Store. In 2011, the special use was amended to add the Zen Nail Lounge commercial building and parking area.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial) and R1 (Low Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C2 (Large Scale Commercial)</td>
</tr>
</tbody>
</table>

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.

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<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Provide landscaping in compliance with approved Special Use. Update handicap parking signs.</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow Employers and Jobs</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board does not object to the request. However, the shopping center is no longer in compliance with the previously approved Special Use landscape plan, therefore Staff recommends the following conditions of approval:
1) Plant 32 points of landscaping for the front yard of Culver’s restaurant.
2) Plant one shade tree in the parking lot for Culver’s restaurant.
3) Plant two trees in the front yard of the Gordon Food Service parcel.
4) Update handicap parking signs serving Gordon Food Service to the current $350 fee.
5) Plant four shade trees in the parking for Zen Nail Lounge building.

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. Sign Package Proposal
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 = 333 feet
8/7/2019

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Map Scale
1 inch = 167 feet
8/7/2019
Planning & Zoning Commission

Special Use Request

We are seeking a Special Use approval for one menu board to be placed in a single drive-thru lane with the height allowance of 6'3" and sign area of 46.29 sq. ft. (actual copy area 29.55 sq. ft.) that would be tailored to the specific needs to provide current consumer education to Culver's extensive menu. Culver's Franchising Systems (CFS) provides a Brand Standard menu board (MB-DT-46) for all of its locations nationwide. Per code 8.3.10(A) Menu Board – we are allowed two menu boards of 5’ in height and 30 sq. ft. of sign area per drive thru lane.

Unnecessary hardships include: 1) Incompatibility with the Culver's Franchise System Brand Standards; 2) Limitation of the displayed point of purchase (menu) information; 3) It limits the distribution and display of system wide information; 4) affects the efficient operation of the drive thru. Culver's offers so much more than just burgers that customers will not be able to easily view the entirety of Culver's extensive menu. Deleted products, or information about them, will result from any reduction in the size of the Brand Standard Menu Board. Incomplete product identification carries through to education of the consumer, which can translate to longer times in the drive thru.

Chapter 8.3.1 Purpose: recognizes public safety, to aid in traffic control and safety, and lessen congestion. Preserve the wholesome and attractive character of the City and recognize that the general welfare includes a community plan that provides for a community that shall be beautiful as well as healthful, spacious as well as clean, and well balanced in its growth and development. Our request is harmonious to the overall intent of the sign regulations. Granting approval will improve consumer product education, while enhancing movement in an efficient clean clutter free drive thru, definitely improving the implementation of signage with respect to the intent of 8.3.1.

Culver's two pre-existing menu board signs conform to current codes; however, they create a unique situation in that they conflict with Culver's Brand Standard menu board as outlined above. The two pre-existing menu boards provides incomplete product identification. Culver's offers so much more than just burgers that customers will not be able to easily view the entirety of Culver's extensive menu. Deleted products, or information about them, will result from any reduction in the size of the Brand Standard Menu Board. Incomplete product identification carries through to education of the consumer, which can translate to longer times in the drive thru and potential traffic congestion.

The plight of the landowner is due to circumstances unique to the property not created by the landowner; and the Special Use, if granted, will not alter the essential character of the locality. Culver's Franchising Systems (CFS) provides a brand standard menu board to all its locations nationwide. The two pre-existing menu boards are no longer compatible with CFS Brand Standards. Providing incomplete product identification affects the efficient operation of the drive-thru. Consumers will not be able to easily view the entirety of Culver's extensive menu, which will cause delays in the operation of the drive-thru, potential congestion due to more time spent per order due to questions, lack of clarity, etc. Our request should be found to be
reasonable and customary as we are providing easy and pleasant communication to reduce visual clutter by combining two signs into one. Approval then reduces clutter, creating a more efficient and thereby safer traffic flow, while improving community appearance.

The granting of this Special Use will not adversely affect the public's health, safety, morals, prosperity or general welfare in which this property is located. The granting of the Special Use will not adversely affect the rights of adjacent landowners or residents. The proposed request will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion of the public streets. Or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood. Granting of this Special Use will decrease the current visual clutter in the drive-thru, improve community appearance, and present better consumer product education.

We are respectfully asking for you to review our request, see our need, and approve our Special Use request.

Kind Regards,

Lora Martinson

Lora Martinson
Springfield Sign
4825 E Kearney St.
Springfield, MO 65083
loram@springfieldsign.com
417.862.2454
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel ID</td>
<td>1420401033</td>
</tr>
<tr>
<td>Owner Name</td>
<td>PCR PROPERTIES LLC</td>
</tr>
<tr>
<td>Owner Address 1</td>
<td>C/O DEBRA L BRAKER</td>
</tr>
<tr>
<td>Owner Address 2</td>
<td>34 DIAMOND POINT</td>
</tr>
<tr>
<td>Owner City</td>
<td>MORTON</td>
</tr>
<tr>
<td>Owner State</td>
<td>IL</td>
</tr>
<tr>
<td>Owner Zip</td>
<td>61550</td>
</tr>
<tr>
<td>Property Type</td>
<td>Air Conditioning</td>
</tr>
<tr>
<td>Property Address</td>
<td>4612 N UNIVERSITY ST</td>
</tr>
<tr>
<td>Property City</td>
<td>PEORIA</td>
</tr>
<tr>
<td>Property State</td>
<td>IL</td>
</tr>
<tr>
<td>Property Zip</td>
<td>61614</td>
</tr>
<tr>
<td>Tax Code</td>
<td>001</td>
</tr>
<tr>
<td>Neighborhood Number</td>
<td>619</td>
</tr>
<tr>
<td>Legal Description</td>
<td>PEARL PLAZA SE 1/4 SEC 20-9N-8E 0.952 AC LOT 1</td>
</tr>
<tr>
<td>House Style</td>
<td></td>
</tr>
<tr>
<td>Stories</td>
<td></td>
</tr>
<tr>
<td>Exterior Construction</td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>0</td>
</tr>
<tr>
<td>Effective Year Built</td>
<td>0</td>
</tr>
<tr>
<td>Total Living Area Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Main Living Area Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Basement Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Finished Basement Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Recreation Area Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Attached Garage Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Detached Garage Sq. Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td></td>
</tr>
<tr>
<td>Bedrooms</td>
<td>0</td>
</tr>
<tr>
<td>Full Baths</td>
<td>0</td>
</tr>
<tr>
<td>Half Baths</td>
<td>0</td>
</tr>
<tr>
<td>Fire Places</td>
<td>0</td>
</tr>
<tr>
<td>Grade</td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td></td>
</tr>
<tr>
<td>Land Assessment</td>
<td>$99,980</td>
</tr>
<tr>
<td>Building Assessment</td>
<td>$223,730</td>
</tr>
<tr>
<td>Total Assessed Value</td>
<td>$323,710</td>
</tr>
<tr>
<td>Bldg Assmt Per SqFt</td>
<td>$234.95</td>
</tr>
<tr>
<td>Acres</td>
<td>0.95</td>
</tr>
</tbody>
</table>

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
SIGN PACKAGE PROPOSAL
RE-IMAGE

PRESENTED TO:
Culver’s - Peoria, IL

DATE PREPARED:
July 25th, 2019
MB-DT-46 EXTERIOR MENU BOARD

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane
LED Internal Illumination
POP Graphic panels must be purchased separately
POPP-Out magnet access panels included for easy in & out of POP panels
"CS" option for 160mph coastal wind standards available
Locking rear access doors (4)

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

Peoria, IL

EXISTING SIGNAGE

SCALE: N.T.S.

SCOPE OF WORK

- REMOVE EXISTING EXTERIOR MENU BOARDS
- INSTALL NEW BLUE EXTERIOR MENU BOARD

NOTES

SALES PERSON: DESIGNED BY: AO:
MARK WEISSMANN R. Hicks 22140

DATE CREATED / REVISION HISTORY

7/25/19 - NEW

FILE PATH: T:\Cyrilous\Documents\Order\22090\a22140

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.
SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI  53578
p (608) 643-7980

NEW CULVER'S-SIGNAGE
4612 N. UNIVERSITY AVE.
PEORIA, IL 61614

SIGN PLACEMENT PLAN

CULVER FRANCHISING SYSTEM, INC.

Reviewed By:
MW
8-01-19

Sheet Number:
22217

PROJECT NO.

Drawn By: DEN

APPROVED BY C.F.S.I.
8-01-19

MAIN MENU BOARD
(MB-DT-46)
(REPLACING EXISTING MENU BOARD
SAME LOCATION)
REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Jim McKenna to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the properties located at 1700, 1704 and 1708 W Lincoln Ave (Parcel Identification Nos. 18-17-103-004, 18-17-103-005, and 18-17-103-006), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain a Special Use for a place of worship as described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>16 spaces</td>
<td>None</td>
<td>Acceptable – dimensions are required for final site plan.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Solid 6 feet dumpster screen; AC and HVAC mechanicals are behind the building</td>
<td>None</td>
<td>Acceptable – screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Suggested landscaping is shown in the front yard, parking lot, and transitional buffer yards.</td>
<td>None</td>
<td>Acceptable - Property is zoned R-4, therefore landscaping is not specifically required by Ordinance; however helps the proposal to meet the special use standards set forth in Section 2.9.10. Full points are shown for all areas.</td>
</tr>
<tr>
<td>Buffers Yards</td>
<td>West property line along the alley shows 7’6” buffer yard, interrupted by traffic egress from the proposed parking lot. The same 7’6” is also shown along the south property line. If zoned other than single family, the requirement would have been 12’5” and 12’ respectively.</td>
<td>None</td>
<td>Not specifically required by Ordinance because the property is zoned R-4, therefore a waiver is not technically required. However helps the proposal meet the special use standards set forth in Section 2.9.10.</td>
</tr>
<tr>
<td>Signs</td>
<td>One free standing sign along Lincoln.</td>
<td>None requested at this time.</td>
<td>Per Section 8.3.10.C.3., the residential special use freestanding sign is limited to 20 square feet, and 5 feet in height. Staff requested detail from the petitioner.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Not yet submitted.</td>
<td>None</td>
<td>Staff requested a lighting plan from the petitioner. This is required prior to receipt of a building permit, and must be approved by the Development Review Board.</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>DRB Comment</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
<td>----------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Front yards along Lincoln and Matthew: 5 foot setback for the parking lot. The building will be 38’6” from Lincoln, and 17’ from Matthew. Side yard along alley: 7’6” Rear yard (south property line): 7’6”</td>
<td>Waiver to reduce front yard requirement from 15’ to 5’ (Section 4.2.4., Building Envelope Standards); rear yard from 25’ to 7’6”. Side yard along alley meets the 4’ requirement.</td>
<td>No objection</td>
</tr>
<tr>
<td>Height</td>
<td>Peak of tallest gable is 18’6”; height to top of 14’ steeple 32’4”.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Windows &amp; Doors</td>
<td>Main entrance doors on the east, face along Matthew. Two entry door points on the north face along Lincoln. No windows or doors on the south face, one door on the west face.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Close existing curb cuts along Lincoln and Matthew. Create new curb cut along Matthew for a one-way entrance, with an exit into the alley.</td>
<td>None</td>
<td>Requires IDOT approval. Approving email correspondence is included with this memo. Applicable permits must be obtained.</td>
</tr>
<tr>
<td>Materials</td>
<td>Most dominant exterior building material will be vinyl siding. The south wall will contain all vinyl. Brick veneer will be used along the base and a portion of the walls along the north and east sides. No brick veneer is proposed on the south wall.</td>
<td>None</td>
<td>No objection</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**Property Characteristics**
The subject property contains 0.34 acres of land and is currently developed with an existing commercial structure used for a place of worship. The property is zoned Class R-4 (Single Family Residential) zoning, and is surrounded by the same.

**History**

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>B (Two Family Dwelling)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>B (Two Family Dwelling)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R1 (Low-Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R4 (Single-Family Residential)</td>
</tr>
</tbody>
</table>

**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.
<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>Public Works Conditions: Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>No</td>
<td>Public Works Condition: Access from Lincoln requires a State Right of Way Permit from the Illinois Department of Transportation.</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>No</td>
<td>Included with this memo is correspondence from IDOT to approving ingress 30 feet from the intersecting curb. Required permits must be obtained.</td>
</tr>
<tr>
<td>Not contrary to the objectives of adopted plans</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>N/A</td>
<td>See waivers listed in the recommendation below.</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow employers and jobs and reinvest in neighborhoods.</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart population growth.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

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

**Waivers**

1. Waiver to reduce the required front yard setback from 15’ to 5’ (Section 4.2.4., Building Envelope Standards).
2. Waiver to reduce the required rear yard setback from 25’ to 7’6” (Section 4.2.4., Building Envelope Standards).

**Conditions**

1. Parking space dimensions are required for final site plan.
2. Dumpster screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.
3. Submit detail for the proposed free-standing sign.
4. Submit a lighting plan.
5. Obtain required approvals, including those from IDOT, for proposed curb closures and new curb cuts.
6. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.

**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 Photos
5. Statements
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
A NEW CHURCH FOR
CALVARY FULL GOSPEL CHURCH
1700 W. LINCOLN AVENUE

SITE PLAN
SVALE 1" = 10'-0"
CALVARY FULL GOSPEL CHURCH ESTIMATED TRAFFIC GENERATION

Pin: 18-17-103-004, 005, & 006.
The following traffic is currently generated by the existing church on this site:

1. On Monday, Wednesday, and Friday nights, between the hours of 6:00 and 7:00 pm, the church sees on the average of 7 cars and 1 van.
2. On Sundays between the hours of 9:30 am and 2:00 pm, the church sees on the average of 15 cars and 1 van.

The church expects that the number of cars on the above days will double in the next 1 to 2 years.
Jim

The driveway location along Matthew St. is acceptable to IDOT. However, IDOT will require the existing entrance along Lincoln Ave. to be removed via a Highway Permit from IDOT. Also, we will need to review a storm water detention plan for this development. I am the contact person for the IDOT review and the Highway Permit. We will need 5 hard copies of the site plan and 2 hard copies of the storm water detention plan with supporting calculations (see attached checklist) to begin the permit process. You may either U.S. mail your submittals or drop them off on the 9th floor of the Becker Building. If you have any further questions you may contact me at my number below.

Thank you

Steve Galbraith
Illinois Department of Transportation
Bureau of Operations - Access Permits Unit Chief
401 Main Street
Peoria, Illinois  61602
Phone:  (309) 671-4475
I DIMENSIONED THE ENTRANCE FROM THE CURB AT LINCOLN INSTEAD OF THE DRIVE LANE

PLEASE CALL WITH COMMENTS OR CONCERNS

JIM MCKENNA

309-696-9490

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.
TO:  City of Peoria Planning & Zoning Commission
FROM:  Development Review Board (Prepared by Leah Allison)
DATE:  September 5, 2019
CASE NO:  PZ 19-26
REQUEST:  Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Hoagland of M.K. Hoagland, LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for a Carpet Cleaning Plant for the property located at 2601 W Altorfer Drive (Parcel Identification Nos. 14-06-300-013 and 14-06-300-017), Peoria IL (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain a Special Use for a carpet cleaning business. The property includes five existing buildings as noted on the attached site plan:
- Building A is 22,974 sq. ft. in size serving as the principal building for offices and carpet cleaning operations.
- Buildings B and C are accessory buildings for storage of equipment.
- Buildings D and E are metal buildings to be demolished.

The site is further described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>The parking lot is currently striped with 26 parking spaces and 2 handicap accessible spaces</td>
<td>None</td>
<td>Handicap parking signs must be updated to current standards.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>None proposed</td>
<td>None</td>
<td>One A/C unit located on the east side of the building should be screened from view of the public right-of-way.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Existing trees include seven shade and three ornamental planted in the front yard.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>None</td>
<td>None</td>
<td>Garbage dumpsters, if visible from the public right-of-way, must be screened with a four-sided garbage enclosure.</td>
</tr>
<tr>
<td>Signs</td>
<td>None proposed</td>
<td>None</td>
<td>Signs will require a separate sign application and permit.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No changes to existing lighting</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No changes to existing building setbacks</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>All buildings 21 feet</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Two existing ingress/egress driveways from Altorfer Drive</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
BACKGROUND

**Property Characteristics**
The subject property contains 6 acres of land and is currently developed five commercial buildings. The property is zoned Class I-1 (Industrial/Business Park) District and surrounded by C-2 (Large Scale Commercial) zoning to the north, Class I-1 (Industrial/Business Park) to the south and east, and County-zone Industrial 1 Light to the west.

**History**
The property was developed in 1997 and used as a lumber yard business. The property is currently vacant.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>I1 (Industrial/Business Park)</td>
</tr>
</tbody>
</table>

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.

<table>
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<tr>
<th>Standard for Special Use</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Not contrary to the objectives of adopted plans</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Update handicap parking signs and screen mechanical unit.</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow Employers and Jobs</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions:

1) Update handicap parking signs to current standards.
2) Screen A/C units located on east side of principal building wall, from view of the public right-of-way.

**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
5. Photos
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Map Scale
1 inch = 667 feet
8/12/2019

https://gis.peoriacounty.org/PeoriaGIS/
2601 W Altorfer Dr

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Map Scale
1 inch = 167 feet
8/12/2019

https://gis.peoriacounty.org/PeoriaGIS/
8/12/2019
Building A: 22,974 Sqft inside and it has a 1,708 sqft loading dock area that is open under the roof. This will house our carpet cleaning operations. We will have approximately 5900 sqft of office space. The office space will consist of a large meeting/training room, manager and customer service advisor offices. We will also have a contents/area rug cleaning room.

The office is where we will be answering our customer calls, scheduling jobs and running dispatch. Our crews meet every morning in the meeting room for about 15 minutes as a team and then leave in their vans to perform the work. They return when they completed their routes, clean their vans and re-stock for the next morning.

The warehouse space will be approximately 17,074 sqft. This is mainly used to house our carpet cleaning vans as they need to be inside a heated space during the winter. If they are left outside and freeze, it will cause major damage to the van mounted carpet cleaning equipment. We will have a drain and an area to wash the trucks off each night. As a cleaning company, we need to maintain a clean vehicles. We will also warehouse to store our cleaning supplies we need to re-stock our cleaning vans. We will house our water restoration equipment, tools and supplies that we use to dry water damaged homes. Equipment includes axial fans, dehumidifiers, air scrubbers. Floor scrubbers, dry ice blaster, dump truck, ladders, scrapers, hammers, drills etc.

Building B: 9,375 sqft enclosed non-permanent pole barn style metal building. As of right now, we have no idea what we will be doing with this building.

Building C: 5460 sqft 3 sided shed metal building with 1 side completely open. We will likely use it to park our 5 dumpsters, snow plow and 3 trailers to help keep them partly covered.

Building D: 3168 sqft T-frame structure that was used by the old lumber yard that is open on all 4 sides. We will be tearing this down as we have no practical use for it in our business.

Building E: 2044 sqft 3 sided shed metal building with 1 side completely open. We will be tearing this down as we have no practical use for it. We may turn the space into additional employee parking.