

PLANNING AND GROWTH MANAGEMENT



May 28, 2008

Frank Chasteen
1613 W. Austin Drive
Peoria, IL 61614

RE: Administrative Deviation Request for Vinyl Siding at 2624 N. Sheridan Road

Mr. Chasteen

Your deviation request from the Land Development Code material requirement in a Form District pursuant to Section 6.6.7.B.3. has been reviewed. You requested to replace the existing white wood clapboard siding with white vinyl siding. First, Staff reviewed the condition of the siding before and after the vinyl was installed. Second, Staff reviewed existing structures in the immediate area for compatibility (attached as Exhibit A). Third, Staff reviewed the request to investigate whether a precedent would be set. Finally, Staff consulted a licensed architect for comment with respect to your request. The Site Plan Review Board has the following findings with respect to the criteria of approval as stated in Land Development Code Section 2.4.4.:

Criteria for Administrative Deviations

- A. That granting the administrative deviation will not have an adverse impact on land use compatibility;

The deviation will not have an adverse impact on immediately adjacent land uses due to their existing compatible siding materials.

- B. That granting the administrative deviation will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed;

The deviation will not materially and adversely affect immediately adjacent land uses or affect their physical character. The vinyl siding is applied to the sides and rear of the existing building only.

- C. In the Form Districts, that granting the administrative deviation will not have an adverse impact on the urban form and/or the street-space;

The deviation will not have an adverse impact on the urban form and/or the street-space due to the siding only being installed on the rear and sides of the building.

- D. That granting the administrative deviation is consistent with the purpose and intent of this development code (see 1.4 and 1.5); and



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The deviation is consistent with the purpose of maintaining economically vibrant as well as attractive business and commercial areas (1.4.D). The deviation is also consistent with the intent of encouraging the preservation of existing buildings and housing stock (1.5.B.10) and promoting re-use (1.5.B.9).

- E. That granting the administrative deviation is consistent with the purposes and intent of the adopted plans (see 1.6).

The deviation is consistent with the purposes and intents of the adopted plans.

Your deviation request is hereby approved pursuant to the above-mentioned findings. Please keep in mind that this request could have been denied if the request location was in a different area of the Sheridan Triangle Form District or in another Form District altogether due to lack of compatibility with the surrounding character. Also, future improvements to this structure or other structures in the Sheridan Triangle Form District are required to adhere to the Architectural Standards contained within the Land Development Code. Please note that approval must be obtained through this office before construction and failure to do so may cause the removal of non-compliant improvements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Naven'.

Joshua Naven
Urban Planner



EXHIBIT A

