

TO: City of Peoria Zoning Commission
THRU: Site Plan Review Board
FROM: Kimberly Smith, AICP, Senior Urban Planner
DATE: July 2, 2009

SUBJECT: PUBLIC HEARING ON THE REQUEST OF SHAWN LUESSE, AGENT FOR ELDORADO PARTNERS, OXBOW DEVELOPMENT CORPORATION TO OBTAIN A SPECIAL USE IN A CLASS WM (WEST MAIN FORM) DISTRICT FOR VARIANCES TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL/COMMERCIAL PROJECT FOR THE PROPERTIES IDENTIFIED AS PARCEL IDENTIFICATION NOS. 18-05-406-004, 18-05-406-005, 18-05-406-006, 18-05-406-008, 18-05-406-009, 18-05-406-010, 18-05-406-011, 18-05-406-014, 18-05-407-004, AND 18-05-407-005, AND WITH ADDRESSES OF 1014, 1016, 1021, 1023, AND 1027 N. BOURLAND AVENUE, 1014, 1016, AND 1018 N. UNDERHILL STREET, AND 1109 W. MAIN STREET, PEORIA, ILLINOIS. VARIANCES ARE REQUESTED FROM THE REQUIREMENTS OF BUILDING ENVELOPE STANDARDS AND ARCHITECTURAL STANDARDS TO INCLUDE BUILDING STREET-SPACE ENTRIES, STREET WALLS, REQUIRED BUILDING LINE FRONTAGE, STREET FACADES, BUILDABLE AND OPEN AREAS, FRONTAGE WIDTHS, WINDOWS, AND ENTRIES. CASE NO. ZC 09-18B (COUNCIL DISTRICT 2)

PETITIONER: Shawn Luesse, Agent for Eldorado Partners, Oxbow Development Corporation

LOCATION:

The project is generally bounded West Russell Street on the north, West Main Street to the south, North Underhill to the west and North Bourland Avenue to the east. More specifically, the project includes: most of the block bounded by Russell Street to the north, Main Street to the south, Underhill Street to the west, and Bourland Avenue to the east; and, the center of the adjacent block fronting Bourland Avenue, immediately to the east.

PROPERTY CHARACTERISTICS:

The property is located within the West Main Street Form District. Applicable frontages are Neighborhood R-4 to the north; Local Frontage along North Underhill Street and North Bourland Avenue; and Neighborhood Center along West Main Street and portions of North Underhill Street and North Bourland Avenue.

Property surrounding the project is zoned R-4, Single Family Residential to the north; and, West Main Street Form District to the west, east and south.

PROJECT SUMMARY:

An interim text amendment to Land Development Code Section 6.1.5.E. [adopted October, 2008 to allow a Land Development Code Committee to perform a review of the Form District code] requires projects with variations from Form District requirements to obtain a Special Use. Prior to this text amendment, projects with variations from Form District requirements did not require a Special Use, but a variance from the Zoning Board of Appeals.

The overall proposed project is for a mixed use retail and residential development. The proposed project includes two buildings with first floor parking (herein described as the north building, and the south building), two surface parking lots, and a pool with a pool house:

- The proposed north building will front North Bourland Avenue; be three stories in height; total 61,205 square feet; and, include 46 two-bedroom units and four, three-bedroom units. Also included will be 58 interior, ground-level parking spaces. Seven on-street parking spaces are proposed at this segment of the project.
- Proposed to the west of the north building, across an existing alley, with frontage along North Underhill Street, is a 25-space surface parking lot, and pool with pool house. Five on-street parking spaces are proposed at this segment of the project.
- Proposed to the east of the north building, across Bourland Avenue, with frontage along Bourland Avenue, is a 26-space surface parking lot.
- The lot immediately north of the north building, with frontage along West Russell Street, is proposed as an open area.
- The proposed south building will front West Main Street on the south and North Bourland Avenue on the east; be five stories in height; total 96,609 square feet; include 80 two-bedroom units and eight, two-bedroom units plus 8,400 square-feet of ground-floor retail space along West Main Street and North Bourland Avenue. Also included will be 46 interior, ground-level parking spaces.

VARIATIONS REQUESTED: Specific variations requested are outlined in the following tables.

NORTH BUILDING VARIATIONS

	REGULATION	COMMENT
1	<u>Section 6.1.6.B.2.: Form Districts, New Development, Buildings.</u> Each façade composition shall include a functioning, primary, street-space entry.	Requested to allow stairs to serve specific units, as proposed, along Bourland in the Local Frontage (see attached elevations).
2	<u>Section 6.4.E.6.: West Main - Local, Street Wall and Fence Height.</u> A street wall not less than 4 feet or greater than 8 feet in height shall be required along any required building line that is not otherwise occupied by a building.	Requested to allow an alternative that establishes a division between the public and private space, such as a fence with masonry pillars. The regulation as stated would require a wall four to eight feet that would extend to the residential, R4 frontage.
3	<u>Section 6.4.E.8.a.: West Main - Local, Siting, Street Facade.</u> Build building facade to required building line for at least 70% of the required building line.	Requested to allow portions of the proposed building façade to intermittently meet 70% of the required building line.
4	<u>Section 6.4.E.8.c.: West Main - Local, Siting, Street Facade.</u> [These] portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, front porches and balconies.	Requested to allow proposed 16'-4" jogs on upper floors of the building between each façade composition for a span of no less than 10'-0" to allow for windows.
5	<u>Section 6.4.E.9.b.: West Main - Local, Buildable Area.</u> Contiguous open area equal to at least 20% of the total buildable area.	Requested to allow total buildable area to extend beyond the parking setback line, and include the northern most lot, coded both R-4 and Local.
6	<u>Section 6.4.E.14.: West Main - Local, Siting, Frontage Widths.</u> A maximum of 130 feet of required building line frontage shall be continuous as a single (attached) building (200 feet for corner lots). There shall be a 10 to 20 foot gap between adjacent local buildings.	Requested to allow the proposed project to include a single building that is more than 130 foot along the required building line. The building composition is separated into 3 – 54'-8" sections which include a 10'-0" "gap" for a recessed "light" well.

		Separation between facades (as opposed to the building) does not meet this requirement.
4	Section 6.4.F.4.c. West Main –Local, Elements, Doors/Entries. Each lot shall have a functioning entry door on the required building line façade.	Requested to allow for the entry doors along the east elevation to set recessed behind the balcony/porch as is encouraged in Section 6.4.4.B.6.

SOUTH BUILDING VARIATIONS

	REGULATION	COMMENT
1	Section 6.4.A.9.a.: West Main - Neighborhood Center, Siting, Street Façade. Build building façade to required building line for at least 80% of the required building line.	Requested to allow the proposed building, from the second floor level to the eave, to intermittently occupy 80% of the required building line. The intent of the code is for the 80% to be continuous along the required building line. Use of street walls does not meet this requirement.
2	Section 6.4.A.9.c.: West Main –Neighborhood Center, Siting, Street Façade. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, front porches and balconies.	Building façade is defined as “that portion of any exterior elevation on the building extending from grade to top of the parapet, wall or eaves and the entire width of the building elevation where it faces the street...” This requirement is met at the ground floor level but not from the second floor line to the eave. The variation is requested to allow jogs greater than 18” from the second floor line to the eave.
3	Section 6.4.B.1.d. West Main - Neighborhood Center, Elements, Windows and Doors. No window may face or direct views toward a common lot line within 30 feet unless: that view is contained within the lot (e.g. by a privacy fence/garden wall) or, the sill is at least 6 feet above the finished floor level.	Requested to allow living room windows on the west elevation of the south building, for proposed units on the second through fifth floor, (overlooking the Jimmy John’s parking lot) to be located 7’-4” behind the common lot line.

STAFF COMMENTS:

- 1) The Comprehensive Plan designation is consistent with the West Main Street Form District Regulating Plan; the Comprehensive Plan was amended at the time of the adoption of the Regulating Plan.
- 2) Lighting, Landscaping and Mechanical Screening plans must show code compliance, and are required prior to receipt of a zoning certificate.
- 3) Plans for the pool house are not finalized at this time. No variations are requested with respect to the pool house, and site plan and elevations compliant with the LDC will be required prior to approval of a zoning certificate. Vital public space is shared by the street wall; the pool house is an accessory structure that will be located within in the private space behind the street wall. As discussed above, it is the variation requests that require the special use, not the project itself.

- 4) Remaining components of the proposed project, not outlined in this memorandum, but shown in part on the attached site plans and elevations, meets Land Development Code standards and requirements for building envelope, architectural, street specifications, streetscape, and parking.
- 5) Public Works/Storm Water Engineering will require storm water storage per the City of Peoria's redevelopment policy; require discharge to route to the existing storm sewer relief sewers on Russell and Underhill Streets; and, disallow drainage connection to combined sewers.
- 6) Public Works/Permits Control will require removal of defunct courtesy walks and driveway approaches and installation of full height curb; and replacement of sidewalks and curbs adjacent to the project site on all streets. They also stated that proposed road work on City streets should follow the City's Heart of Peoria standards.
- 7) Public Works/Traffic Engineering expressed concern of traffic flow from the project through the adjacent residential neighborhood. Traffic should be diverted onto Bourland to use the signalized intersection at Main and Bourland.

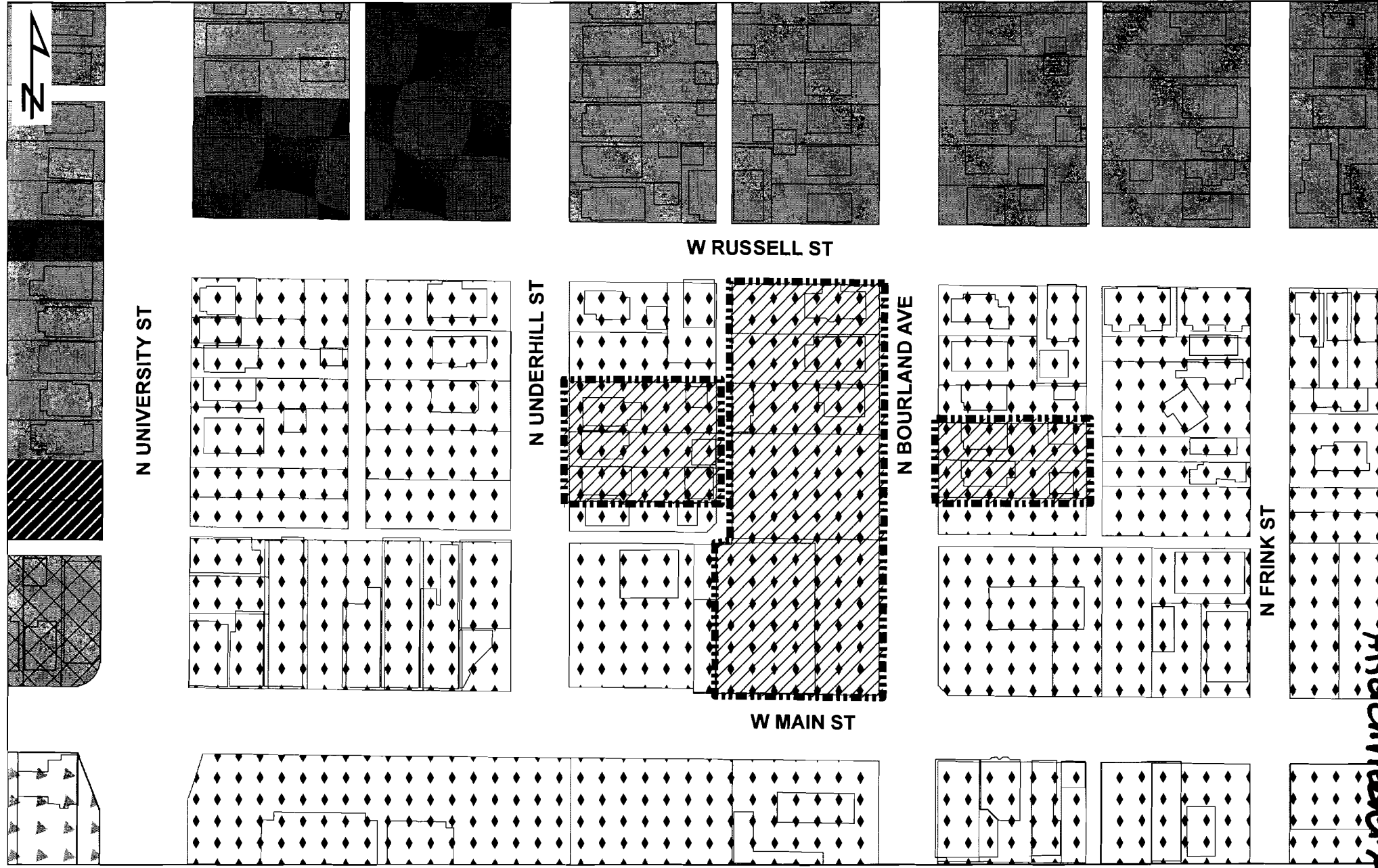
SITE PLAN REVIEW BOARD RECOMMENDATION:








The Site Plan Review Board recommends approval of the submitted request, subject to the following conditions:

- 1) Submission of lighting, landscaping and mechanical screening plans compliant with Land Development Code regulations, prior to receipt of a zoning certificate.
- 2) Submission of pool house site plan and elevations compliant with the Land Development Code Architectural Standards, Section 6.6, prior to receipt of a zoning certificate.
- 3) Adherence to storm water regulations and requirements.
- 4) Replacement of deteriorated sidewalks and curbs adjacent to the project site on all streets.
- 5) Removal of defunct courtesy walks and driveway approaches and installation of full height curb; and replacement of sidewalks and curbs adjacent to the project site on all streets.
- 6) Traffic diversion to North Bourland Avenue.

ATTACHMENTS:

- A. Map of Surrounding Zoning
- B. Letters submitted by the applicant, dated 5/28/09, 6/8/09, and 6/22/09
- C. Trip Generation Projections, submitted with 5/28/09 application
- D. Overall Site Plan, dated 06/24/09
- E. Project Boundary Lines with Legal Descriptions, dated 6/22/09
- F. Building Plan, dated 6/24/09
- G. Site Plan with Open Space, dated 6/24/09
- H. Site Plan with Parking Layout and Streetscape Plan, dated 6/24/09
- I. Overall Elevation, dated 6/11/09
- J. Elevations – North Building, page A5, dated 6/25/09
- K. Elevations – North Building, page A6, dated 6/25/09
- L. Elevations – South Building, page A13, dated 6/25/09
- M. Elevations – South Building, page A14, dated 6/23/09
- N. Call Out of North Building, East Elevation, page D1, dated 6/23/09
- O. Fence Detail, page A1, dated 6/22/09
- P. First Floor, North Building, page A1, dated 6/25/09
- Q. Second Floor, North Building, page A2, dated 6/25/09
- R. Door, Frame & Window Types, page A20, dated 6/25/09
- S. Neighborhood input: Email from Conrad Stinnett III, dated 6/16/09
- T. Neighborhood input: Email from Gregory Speck, dated 6/18/09



-  WM - West Main Form District
-  R4 - Single-Family Residential District
-  R6 - Multi-Family Residential District
-  N1 - Institutional District
-  CN - Neighborhood Commercial District
-  P1 - Parking District
-  Subject Property

ZC 09-18B SPECIAL USE
BOURLAND, UNDERHILL, & MAIN
07/02/09 3:00 PM



The Devonshire Group of Companies
Coldwell Banker Commercial Devonshire Realty
Coldwell Banker Devonshire Realty
Architectural Spectrum
HDC Engineering
Eta Engineers
Associated Capital Mortgage
Associated Capital Title

May 28, 2009

Ms. Patricia S. Landes, Director
Planning and Growth Management
City of Peoria
456 Fulton Street, Suite 402
Peoria, IL 61602-1220

RE: Main Street Commons

Dear Ms. Landes:

Please accept this letter along with the enclosed application and required documentation as our formal application for a Special Use Permit for the proposed Main Street Commons project.

During our due diligence stage and preliminary review process we have meticulously worked toward a project that meets all the criteria of the Form Based Code. Through several renditions of site plans we have come to a plan we believe is supported by the neighborhood, the City, and the developer. However, due to certain criteria requested by the City regarding site access, this plan falls slightly short of meeting the open area requirements. Our Special Use simply requests that we are allowed to include a single family zoned lot at the northeast corner of the site within our open area calculation.

It is worth noting that we have committed to the neighborhood association that this lot will remain single family zoning, that the lot will be open / green space, and that the neighborhood association is supportive of this use. Should our request be allowed, we believe that all other areas of the Code have been met or exceeded. Therefore, we request that actual "open space" can be calculated within our "open area" requirement.

We thank you and your staff for all of your assistance and advice during this process and look forward to continued success on this project.

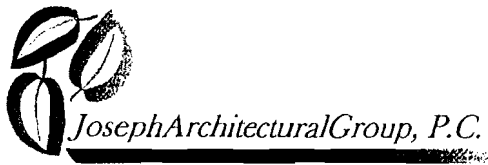
Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn J. Luesse', with a long horizontal flourish extending to the right.

Shawn J. Luesse
Director of Development

SJL/rip

Enclosures



June 8, 2009

City of Peoria
Planning and Growth Management Department
Twin Towers
456 Fulton Street, Suite 402
Peoria, Illinois 61602-1220

Ms. Kimberly Smith, AICP, Senior Urban Planner:

Re: Variations needed for Project: Main Street Commons (1109 W. Main Street, Temp. Address)

First I would like to thank you for all the effort you have put forth to assist me in preparing the proper documentation for this project.

At this time we would like to ask for Variations from the Form District requirements of the City of Peoria Land Development Code. We are currently producing documentation sufficient to express compliance with all sections of the code for which we are not requesting a Variation. This documentation shall be complete and submitted as an addendum to the application no later than Thursday, June 11, 2009. We understand that after June 11, 2009 no additional variations may be added to the current request, no additional variations can be added to the July 2009 Zoning Commission agenda and a text amendment will be reviewed by the Zoning Commission and the City Council in August 2009 that removes the ability to request variations from the Form District Code via the Special Use process.

The Variations that we would like to request are as follows:

1. Section 6.1.6.B.2: Form Districts, New Development, Buildings. This section requires each façade composition to include a functioning primary, street-space entry. We do include functioning primary, street-space entries on each façade; however, those entries only serve single ground floor units not the entire building, thus the variation is required.
2. Section 6.4.E.8.a: West Main – Local, Sitting, Street Façade. This section requires the building façade be built at the required building line for at least 70% of the required building line. We believe we have met this requirement; however the building façade is intermittent along the building line and we believe it is necessary to ask for a variation to meet the intent of this section.
3. Section 6.4.E.8.c: West Main – Local, Sitting, Street Façade. This section allows for jogs of up to 18 inches in depth except as otherwise provided to allow bay windows, front porches and balconies. We have jogs in the building above the “street wall” of 16’-4” (more than 18 inches in depth) between each façade composition for a span of no less than 10-0”. We would like to ask for a variation to allow for this jog in the

building which allows for required windows (which provide light, ventilation and emergency escape from bedrooms as required by building code).

4. Section 6.4.E.9.b: West Main – Local, Buildable Area. This section requires a contiguous open area equal to 20% of the total buildable area. We are asking a variation for the contiguous requirement and believe a text amendment is being processed in regards to this section as well.
5. Section 6.4.E.14: West Main – Local, Sitting Frontage Widths. This section requires a maximum of 130 feet of required building line frontage to be continuous as a single attached building with a 10'-0" to 20'-0" gap between adjacent local buildings. We have a single building that is more than 130 foot along the required building line. We have separated the building composition into 3 – 54'-8" sections which include a 10'-0" "gap" for a recessed "light" well. This does not meet the code as written so we are requesting the variation. We believe this section also has a text amendment in process.
6. Section 6.4.A.9.a: West Main – Neighborhood Center, Sitting, Street Façade. This section requires the facade to occupy at least 80% of the required building line. We occupy 100% of the required building line at the ground floor level and 80% from the second floor level to the eave. The intent of the code is for the 80% to be continuous which we do not meet and thus would like to request a variation for.
7. Section 6.4.B.1.c West Main – Neighborhood Center, Sitting Street Façade. This section allows for jogs of up to 18 inches in the façade except as otherwise provided to allow bay windows, front porches and balconies. Again, we meet this section at the ground floor level but not from the second floor line to the eave. We would like to ask for a variation to allow for jogs more than 18 inches deep above the second floor line.
8. Section 6.4.B.1.d West Main – Neighborhood center, Elements, Windows and Doors. This section does not allow for windows to face or direct views toward a common lot line within 30 feet. The units we have placed on the second through fifth floor on the west side of the building do have living room window that face the common lot line and sit only 7'-4" behind the common lot line. We would like to request a variation to allow for the living room windows to remain as designed in these units.
9. Section 6.4.F.4.c West Main – Local, Elements, Doors/Entries. This section requires each lot to have a functioning entry door on the required building façade. We do have functioning doors set behind a balcony/porch along this line. We would like to request a variation to allow for the doors to set recessed behind the balcony/porch as is encourage in Section 6.6.4.B.6 and as we have designed.

Please let us know you require any additional information regarding these requests.

Sincerely,

Joseph A. Gussè
President/CEO



June 22, 2009

City of Peoria
Planning and Growth Management Department
Twin Towers
456 Fulton Street, Suite 402
Peoria, Illinois 61602-1220

Ms. Kimberly Smith, AICP, Senior Urban Planner:

Re: Variations needed for Project: Main Street Commons (1109 W. Main Street, Temp. Address)

Again I would like to thank you for all the effort you have put forth keeping me informed of any documentation required for the approval process of this project.

At this time we would like to ask to clarify Variations from the Form District requirements of the City of Peoria Land Development Code that were submitted June 8, 2009. First, we would like to verify that a Variance be requested for Section 6.4.E.6: West Main – Local, Street Wall and Fence Height. This section requires a street wall along any required building line not occupied by a building. We were willing to continue the Street Wall of the North Building north along Bourland to the residential property. We feel it would be much more residential property friendly to install a fence along this required building line instead of a wall. A detail of that fence is included as an attachment to this letter.

In addition, we would like to clarify a typographical error which miss labeled a Variation Request Section number. Our variation request #7 mistakenly cited Section 6.4.B.1.c as the West Main – Neighborhood Center, Sitting, Street Façade. The correct Section is 6.4.A.9.c. We regret this error and humbly request to submit the corrected section for the Variance. All other wording of variation request #7 is correct as submitted.

Please let us know you require any additional information regarding these requests.

Sincerely,

Joseph A. Gussè
President/CEO

Attachment C

MAIN STREET COMMONS TRIP GENERATIONS PROJECTIONS HDC PROJECT # 09022

All numbers taken from ITE Trip Generation Manual, 6th Edition.

Retail – Shopping Center (8400 SF)

Weekday ADT

Trip Generation per 1000 SF Gross Leasable Area = 42.92 Average Rate

42.92/1000 SF Use 10% for Peak Hour 5-6 p.m. from Table 1

$$\frac{8400 \text{ SF}}{1000} \times 42.92 = \frac{360 \text{ trips/day}}{\text{or 36 trips peak hour p.m.}}$$

Apartments (138 Units)

Weekday DHV p.m. hour peak

Trip Generation per Dwelling Unit = 0.40 Average Rate

$$0.40/\text{unit} \times 138 = \underline{55.2 \text{ trips/hour}}$$

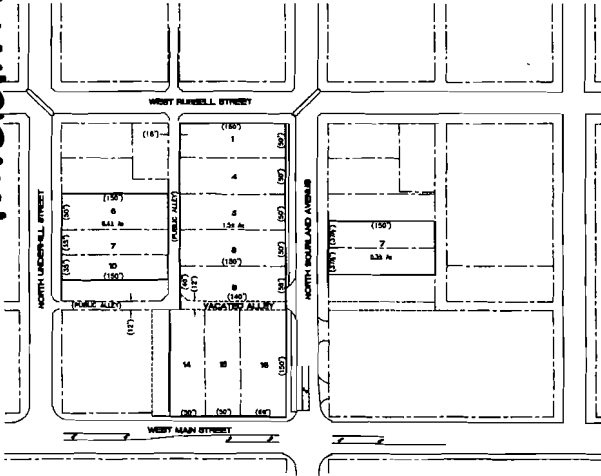
Main Street Commons

A Mixed Use Development

Peoria, Illinois



PROJECT BOUNDARY LINES WITH LEGALS



LEGAL DESCRIPTIONS

LOTS 8, 9, 14, 15, AND 18 IN PINCKNEY'S SUBDIVISION OF BLOCK 8 IN WILLIAM RUSSELL'S ADDITION TO THE CITY OF PEORIA, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO

LOTS 1, 4, 5, AND 6 IN PINCKNEY'S SUBDIVISION OF BLOCK 8 IN WILLIAM RUSSELL'S ADDITION TO THE CITY OF PEORIA, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO

THE VACATED ALLEY BETWEEN WEST MAIN STREET AND WEST RUSSELL STREET FROM BOURLAND WESTERLY 130 FEET IN A PINCKNEY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE WESTERLY RIGHT-OF-WAY LINE OF BOURLAND TO A LINE 150 FEET WESTERLY WHICH IS THE EASTERLY RIGHT-OF-WAY LINE OF THE ALLEY RUNNING NORTHERLY TO WEST RUSSELL, BEING IN A PINCKNEY SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO

A PINCKNEY'S SUB SE & SEC 5-8-8E N 55' LOT 7 BLK 6 AND ALSO

A PINCKNEY'S SUB SE & SEC 5-8-8E S 15' LOT 7 & N 20' LOT 10 BLK 6

AND ALSO

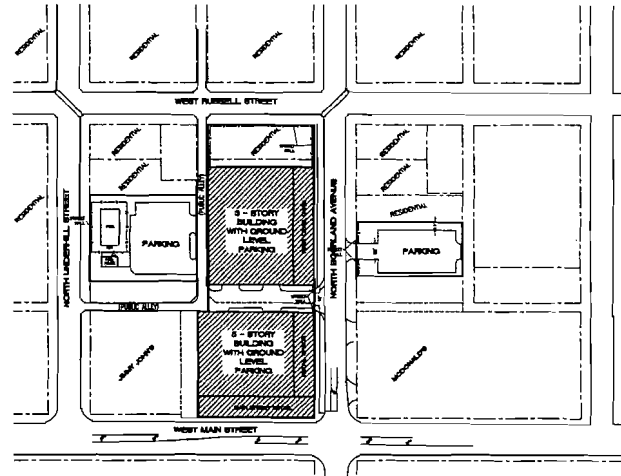
J W RUSSELL'S SUB SE & SEC 5-8-8E S 25' LOT 7 & N 12.5' LOT 10 BLK 5

AND ALSO

J W RUSSELL'S SUB SE & SEC 5-8-8E S 12.5' LOT 6 & N 25' LOT 7 BLK 5

() RECORDED DIMENSIONS

BUILDING PLAN



LIMITS OF BUILDINGS

PROPOSED THREE STORY NORTH BUILDING

48 - 2 BEDROOM UNITS AND
4 - 3 BEDROOM UNITS - 104 BEDS
TOTAL BEDS = 108

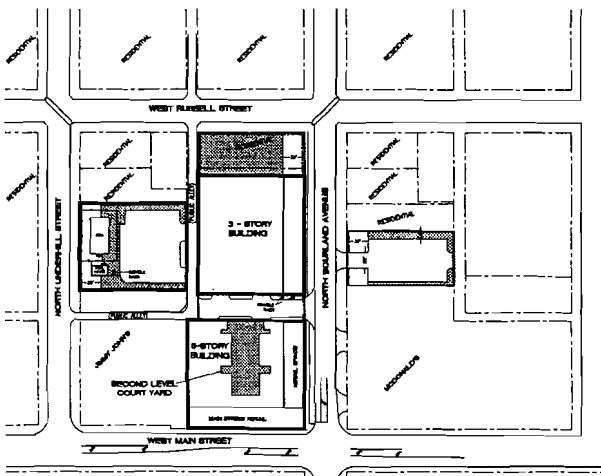
PROPOSED FIVE STORY SOUTH BUILDING

80 - 2 BEDROOM UNITS AND
6 - 3 BEDROOM UNITS - 184 BEDS
PLUS 1800 SQUARE FOOT MAIN STREET RETAIL

NOTES:

1. ALL LANDSCAPING, SCREENING AND BUFFERING ELEMENTS AND ANY SPECIAL DESIGN TREATMENT SHALL ADHERE TO THE CITY OF PEORIA CODE.
2. ALL LIGHTING FOR THIS PROJECT SHALL BE PER A PHOTO-METRIC PLAN THAT MEETS THE CITY OF PEORIA REQUIREMENTS.
3. ALL SIGNAGE SHALL MEET THE CURRENT CITY OF PEORIA SIGN REGULATIONS FOR DIRECTIONAL AND WAY-FINDING SIGNS.

SITE PLAN WITH OPEN SPACE



OPEN AREA [Symbol]

BUILDABLE AREA [Symbol]

OPEN AREA PER REGULATING PLAN

SOUTH 5-STORY (20% REQUIRED)
WEST MAIN NEIGHBORHOOD CENTER

TOTAL BUILDABLE AREA: 24,780 S.F.

OPEN AREA PROVIDED (SECOND LEVEL COURTYARD): 4,100 S.F.

PERCENTAGE OF OPEN AREA: 16.5%

NORTH 3-STORY (20% REQUIRED)
WEST MAIN LOCAL

TOTAL BUILDABLE AREA: 24,778 S.F.

OPEN AREA PROVIDED: 7,274 S.F.

PERCENTAGE OF OPEN AREA: 29.4%

POOL/PARKING ADJACENT TO NORTH UNDERHILL (20% REQUIRED)

TOTAL BUILDABLE AREA: 10,079 S.F.

OPEN AREA PROVIDED: 4,656 S.F.

PERCENTAGE OF OPEN AREA: 46.2%

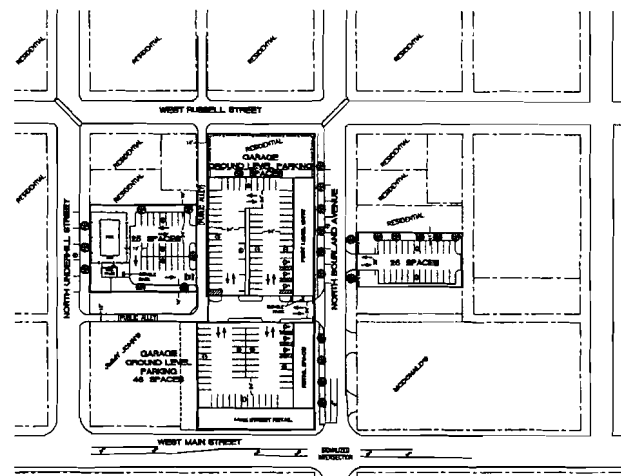
PARKING AREA EAST OF NORTH BOURLAND AVENUE (20% REQUIRED)

TOTAL BUILDABLE AREA: 1,850 S.F.

OPEN AREA PROVIDED: 3,408 S.F.

PERCENTAGE OF OPEN AREA: 183.2%

SITE PLAN WITH PARKING LAYOUT AND STREETSCAPE PLAN



PROPOSED TREE PLANTING PER STREETSCAPE STANDARDS SECTION 6.2.3 & 6.2.4.

TREES SHALL BE SELECTED FROM THE FORM DISTRICT STREET TREE LISTS (SECTION 6.8.3)

STREET WALL

TOTAL UNITS = 128
REQUIRES 128 PARKING SPACES
RETAIL SPACES REQUIRES 7 SPACES

PROPOSED PARKING
128 SPACES ON SITE
38 SPACES OFF-SITE
18 SPACES ON THE STREET

TOTAL PARKING = 187 SPACES

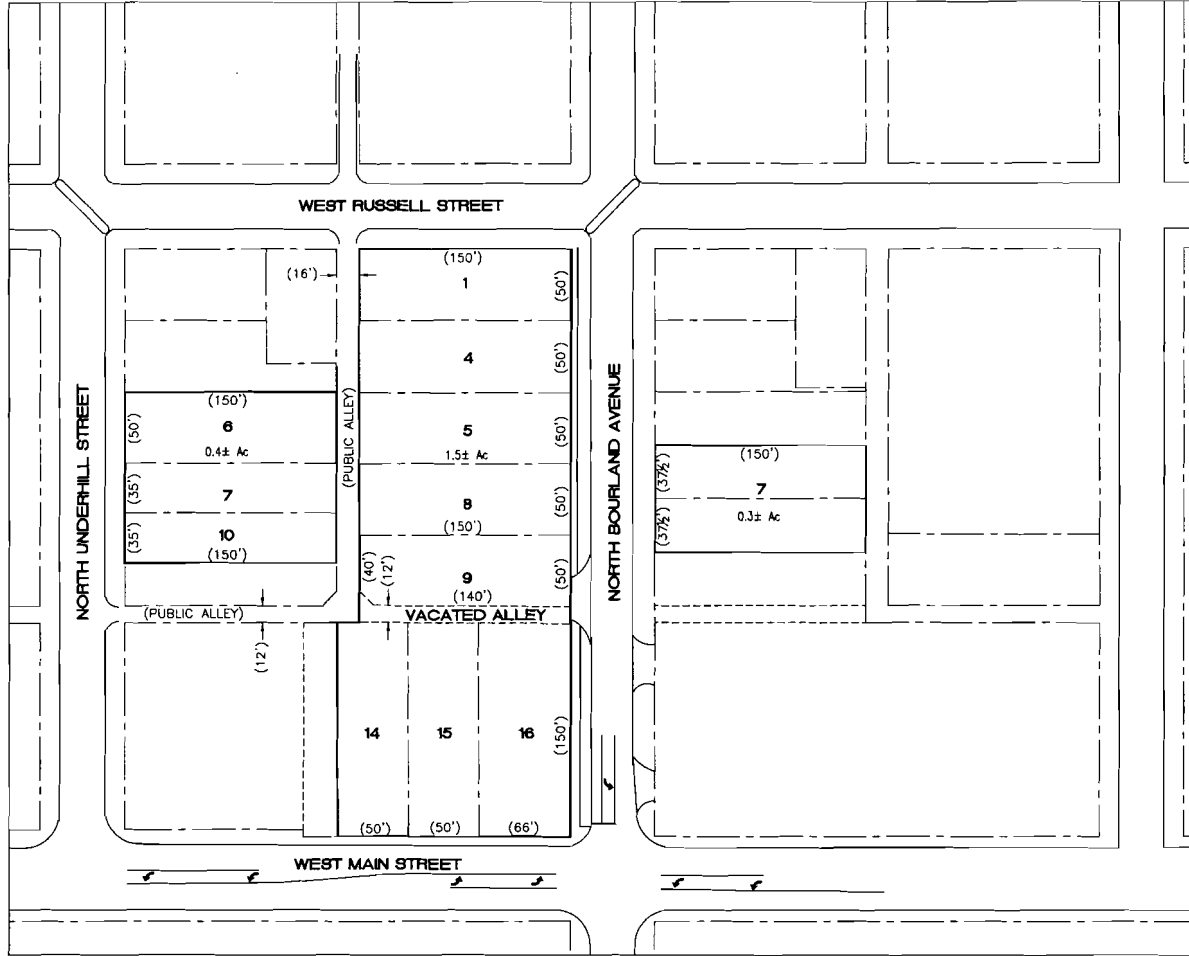
ALL PARKING SPACES
STANDARD 8'-0" x 18'-0"
HCP PARKING 10'-0" x 18'-0"
PARALLEL 7'-0" x 22'-0"

Main Street Commons

A Mixed Use Development

Peoria, Illinois

Attachment E



PROJECT BOUNDARY LINES WITH LEGALS



LEGAL DESCRIPTIONS

LOTS 8, 9, 14, 15, AND 16 IN PINCKNEY'S SUBDIVISION OF BLOCK 6 IN WILLIAM RUSSELL'S ADDITION TO THE CITY OF PEORIA, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO

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AND ALSO

THE VACATED ALLEY BETWEEN WEST MAIN STREET AND WEST RUSSELL STREET FROM BOURLAND WESTERLY 150 FEET IN A PINCKNEY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE WESTERLY RIGHT-OF-WAY LINE OF BOURLAND TO A LINE 150 FEET WESTERLY WHICH IS THE EASTERLY RIGHT-OF-WAY LINE OF THE ALLEY RUNNING NORTHERLY TO WEST RUSSELL, BEING IN A PINCKNEY SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO

A PINCKNEY'S SUB SE ¼ SEC 5-8-BE N 35' LOT 7 BLK 6

AND ALSO

A PINCKNEY'S SUB SE ¼ SEC 5-8-BE S 15' LOT 7 & N 20' LOT 10 BLK 6

AND ALSO

J W RUSSELL'S SUB SE ¼ SEC 5-8-BE S 25' LOT 7 & N 12.5' LOT 10 BLK 5

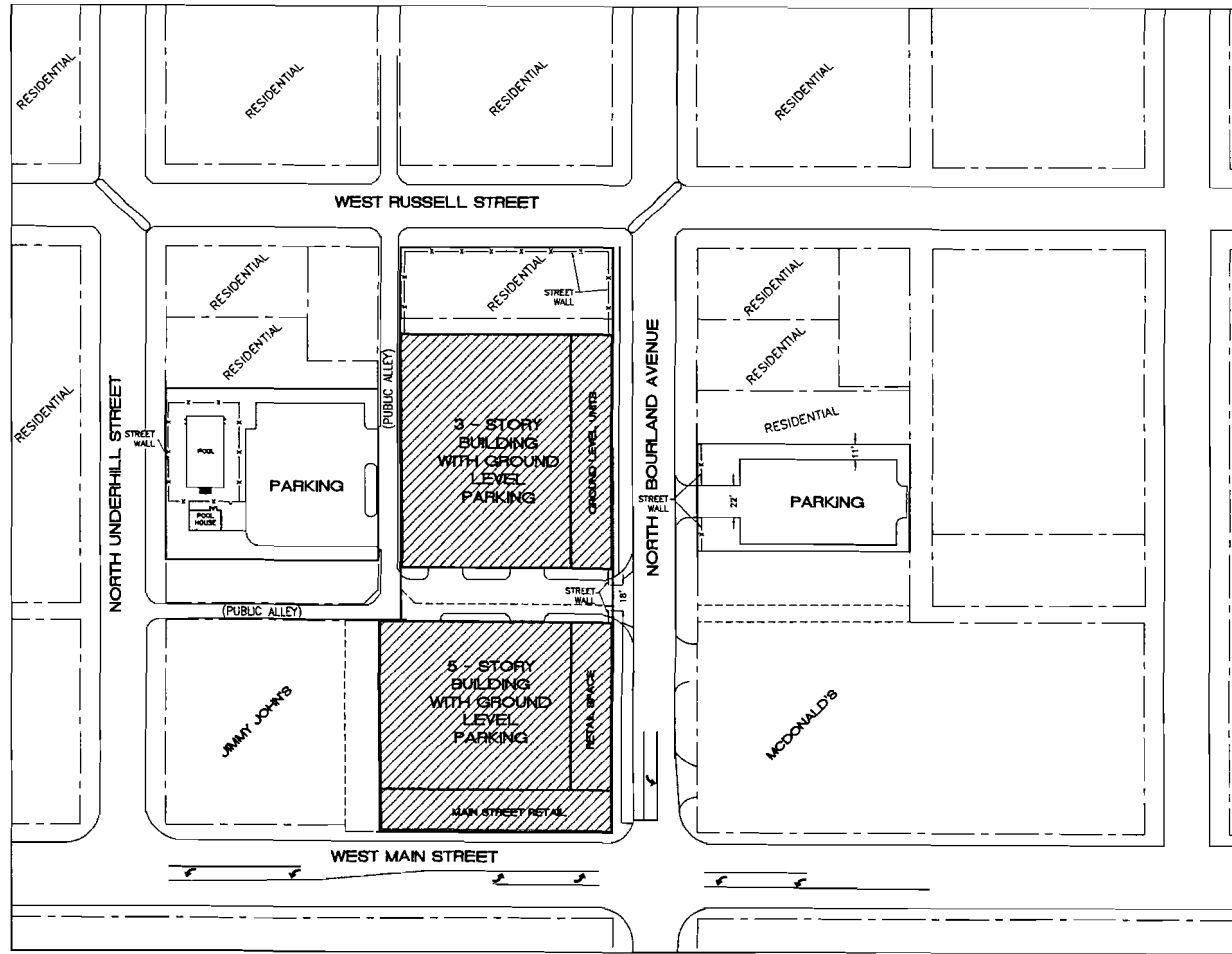
AND ALSO

J W RUSSELL'S SUB SE ¼ SEC 5-8-BE S 12.5' LOT 6 & N 25' LOT 7 BLK 5

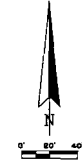
() RECORDED DIMENSIONS

Main Street Commons

A Mixed Use Development
Peoria, Illinois



BUILDING PLAN



PROPOSED THREE STORY
NORTH BUILDING
45 - 2 BEDROOM UNITS AND
4 - 3 BEDROOM UNITS = 124 BEDS
TOTAL BEDS = 288

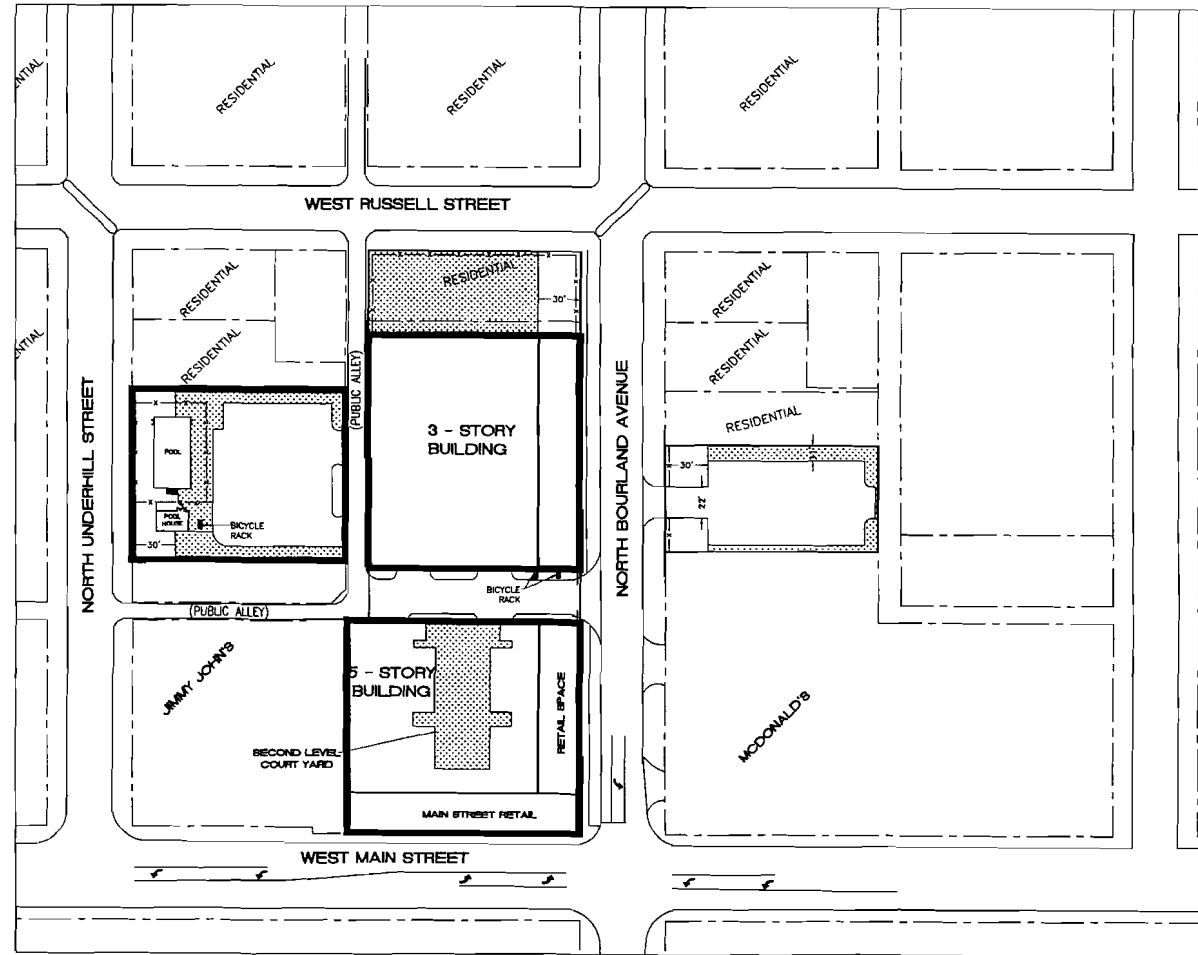
PROPOSED FIVE STORY
SOUTH BUILDING
80 - 2 BEDROOM UNITS AND
8 - 3 BEDROOM UNITS = 194 BEDS
PLUS 8,000 SQUARE FOOT MAIN
STREET RETAIL

NOTES:

1. ALL LANDSCAPING, SCREENING AND BUFFERING ELEMENTS, AND ANY SPECIAL DESIGN TREATMENT SHALL ADHERE TO THE CITY OF PEORIA CODE.
2. ALL LIGHTING FOR THIS PROJECT SHALL BE PER A PHOTOMETRIC PLAN THAT MEETS THE CITY OF PEORIA REQUIREMENTS.
3. ALL SIGNAGE SHALL MEET THE CURRENT CITY OF PEORIA SIGN REGULATIONS FOR DIRECTIONAL AND WAY-FINDING SIGNS.

Attachment G

Main Street Commons A Mixed Use Development Peoria, Illinois



OPEN AREA
BUILDBLE AREA

OPEN AREA PER REGULATING PLAN

**SOUTH 5-STORY (02X REQUIRED)
WEST MAIN NEIGHBORHOOD CENTER**
TOTAL BUILDBLE AREA: 34,749 S.F.
OPEN AREA PROVIDED (SECOND LEVEL COURT YARD): 4,193 S.F.
PERCENTAGE OF OPEN AREA: 11.9%

**NORTH 3-STORY (02X REQUIRED)
WEST MAIN LOCAL**
TOTAL BUILDBLE AREA: 34,779 S.F.
OPEN AREA PROVIDED: 7,274 S.F.
PERCENTAGE OF OPEN AREA: 20.9%

**POOL/PARKING ADJACENT TO NORTH UNDERHILL
(02X REQUIRED)**
TOTAL BUILDBLE AREA: 18,079 S.F.
OPEN AREA PROVIDED: 4,868 S.F.
PERCENTAGE OF OPEN AREA: 26.9%

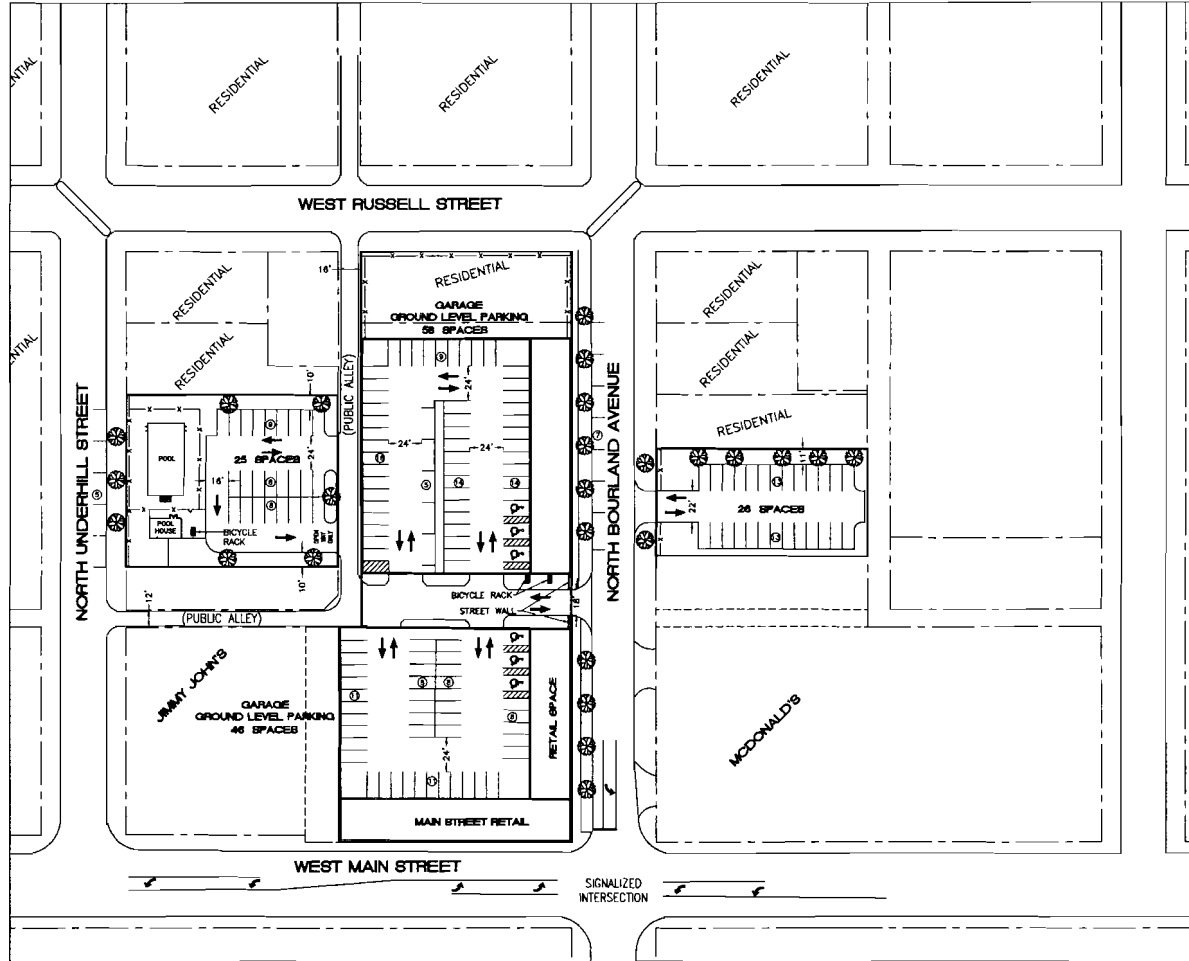
**PARKING AREA EAST OF NORTH BOURLAND AVENUE
(02X REQUIRED)**
TOTAL BUILDBLE AREA: 11,259 S.F.
OPEN AREA PROVIDED: 2,405 S.F.
PERCENTAGE OF OPEN AREA: 21.3%

SITE PLAN WITH OPEN SPACE

Revised: 8/24/08
6/22/08
7/11/08
Jan 7 2002
Drawn By: D.C. Date: 4/12/08
Checked By: M.J. Date: 8/11/08
251 West Jefferson, Suite 200, Peoria, Illinois 61614-0140
Phone No. 317-352-8870
STONERWICK
Professional Design Firm, License No. 184-003333
Expires: 4/30/2011

Attachment H

Main Street Commons
A Mixed Use Development
Peoria, Illinois



SITE PLAN WITH PARKING LAYOUT AND STREETScape PLAN



PROPOSED TREE PLANTING PER STREETScape STANDARDS SECTION 6.8.3 & 6.8.4.

TREES SHALL BE SELECTED FROM THE FORM DISTRICT STREET TREE LISTS (SECTION 6.8.5).

STREET WALL

TOTAL UNITS - 138
REQUIRES 156 PARKING SPACES
RETAIL SPACES REQUIRES 7 SPACES

PROPOSED PARKING
129 SPACES ON SITE
26 SPACES OFFSITE
12 SPACES ON THE STREET

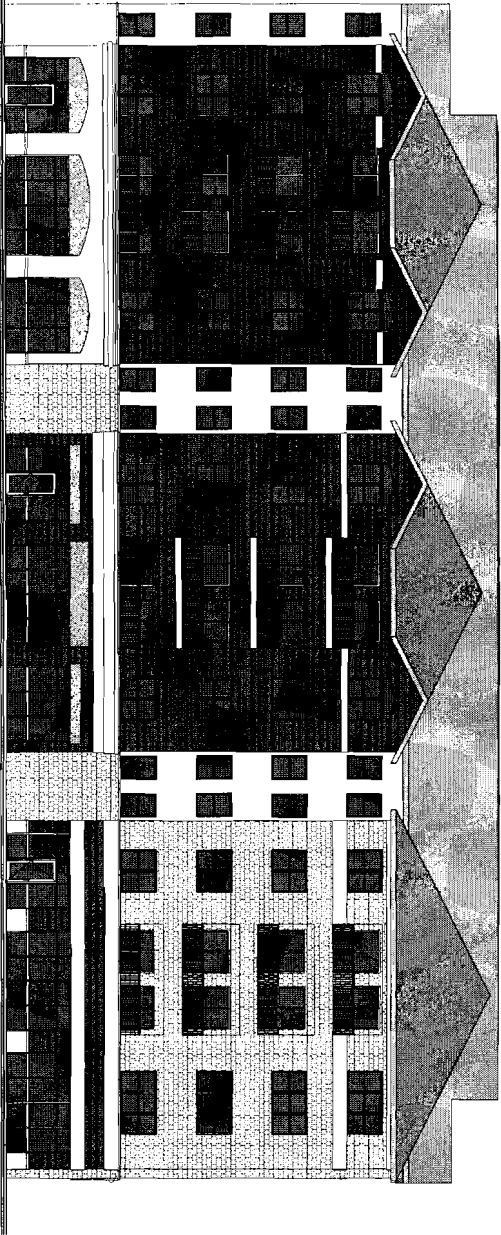
TOTAL PARKING - 167 SPACES

ALL PARKING SPACES
STANDARD: 8'-6" x 18'-6"
HCP PARKING: 16'-0" x 18'-6"
PARALLEL: 9'-0" x 22'-0"

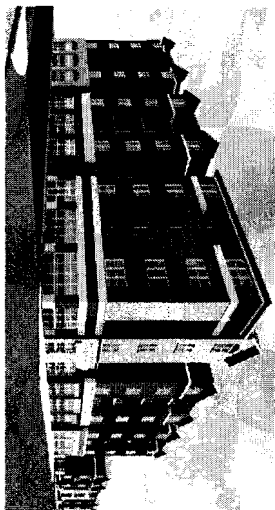
#00012
 Date: 8/13/08
 Drawn By: J.C.C.
 Checked By: J.C.C.
 Date: 1/15/09
 Project: 201 West Springfield, Suite 300, Peoria, Illinois 61614-0142
 Phone No. 317-332-8876
 License No. 184-003233
 Expiry: 1/26/2011

Attachment I

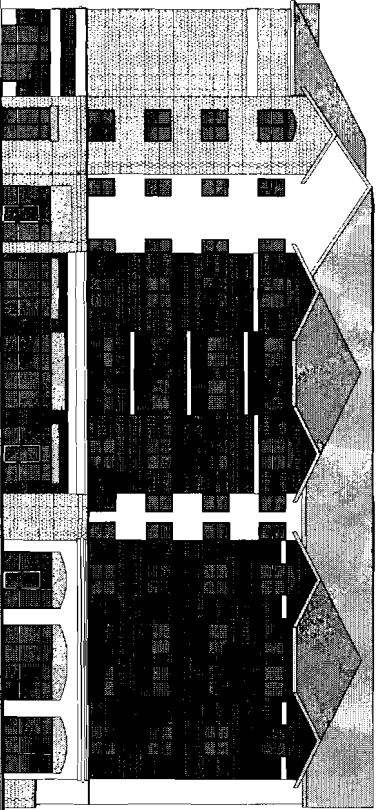
MAIN STREET COMMONS PEORIA, ILLINOIS



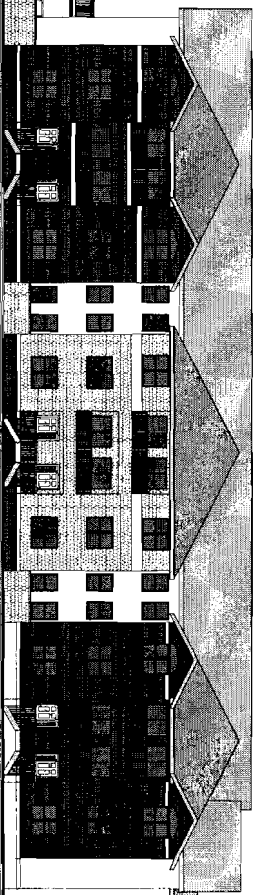
② View From Main St
1/8" = 1'-0"



③ 3D View 3
1/4" = 1'-0"



① View From Bonded Ave
3/32" = 1'-0"



Color Views

DATE
11 June 2009

R1

PROJECT NO.
#07808

Preliminary Design Documents for:
Main Street Commons
1109 Main Steet, Peoria, Illinois

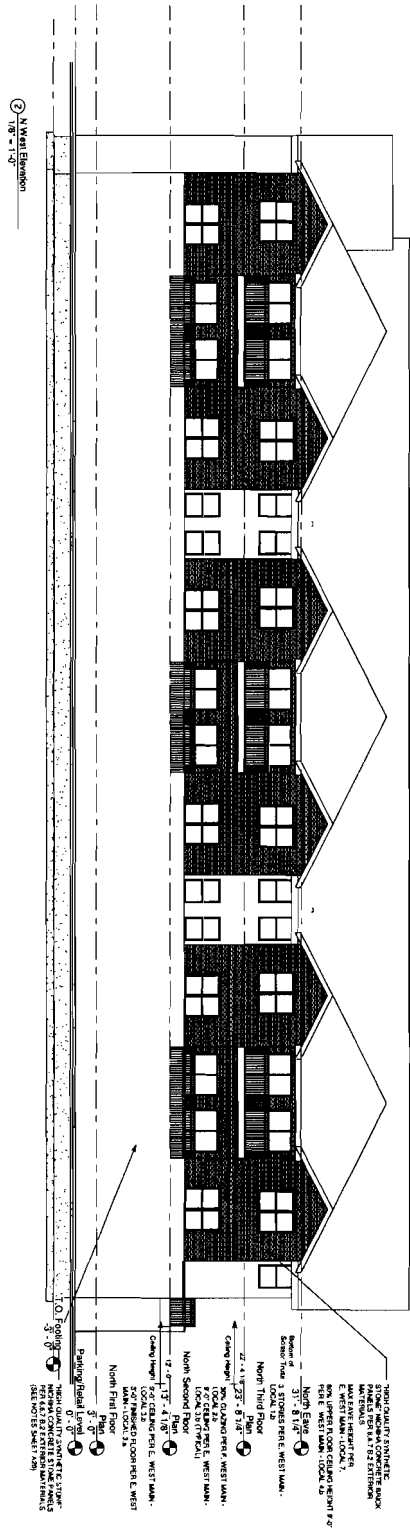
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△

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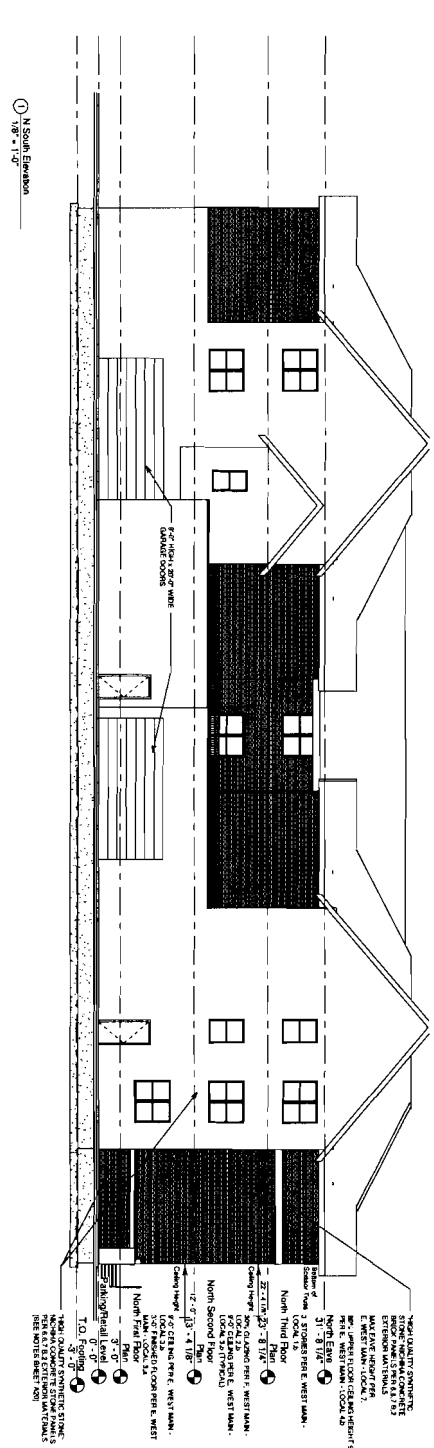


JosephArchitecturalGroup, P.C.
1109 1/2th Avenue Suite 2-5-5 Peoria, Illinois 61601
Phone 309 786 9920 Fax 309 786 9924

Attachment K



② N West Elevation
1/8" = 1'-0"



① N East Elevation
1/8" = 1'-0"

REVISIONS

- △
- △
- △
- △

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 JosephArchitecturalGroup, P.C.
 7108 186 Avenue Suite 2-55 Rock Island Illinois 61201
 Phone 319 766-9031 Fax 319 766-9034

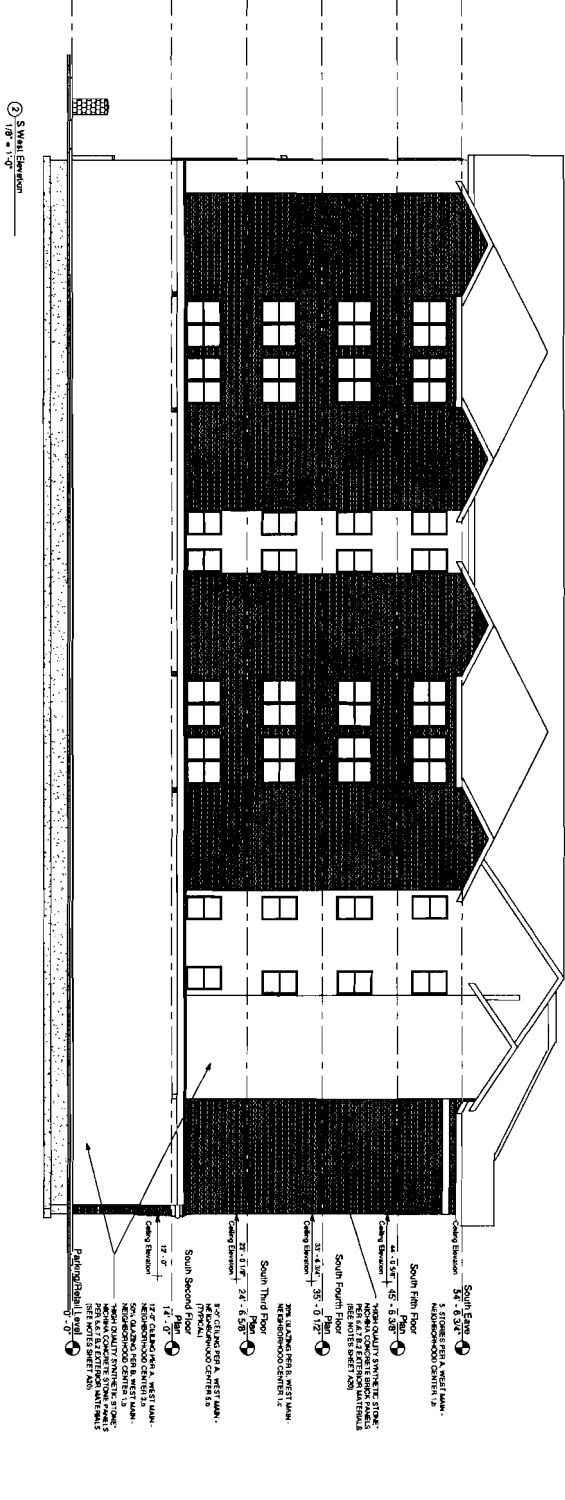
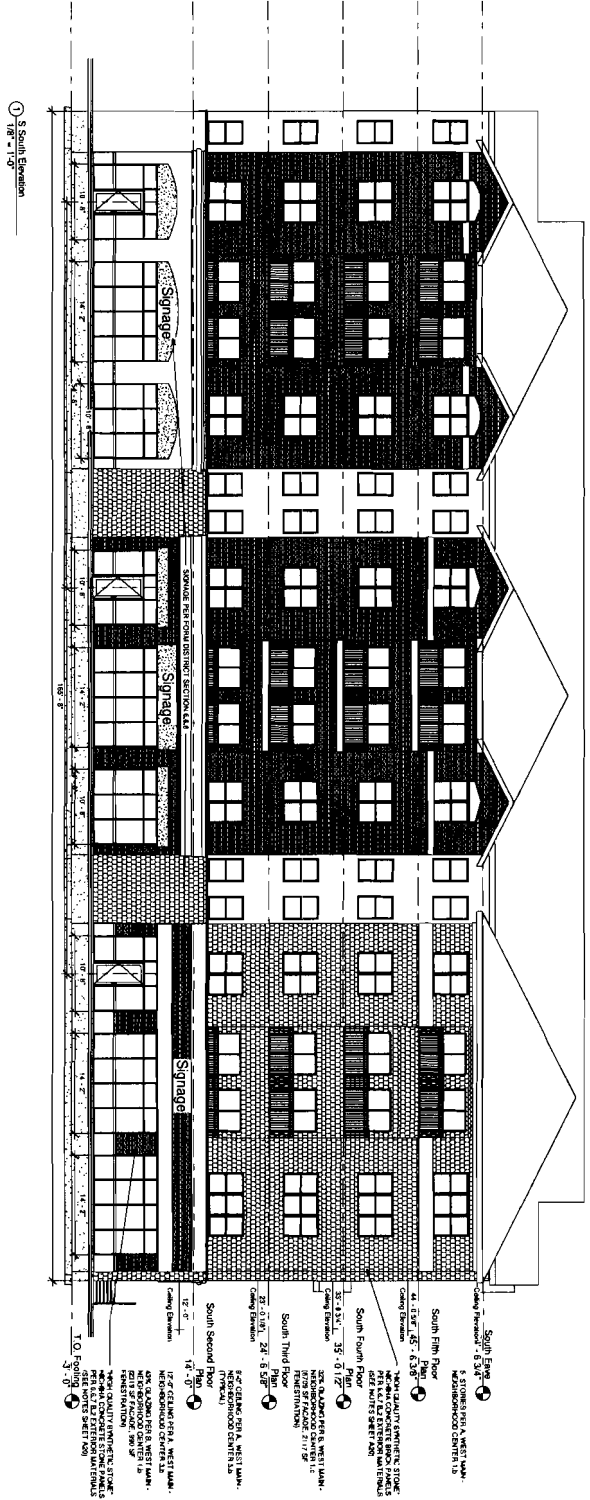
Preliminary Design Documents for:
Main Street Commons
 1109 Main Street, Peoria, Illinois

Elevations -
 North Building

DATE
 25 June 2009

A6
 PROJECT NO.
 #07808

Attachment M



REVISIONS
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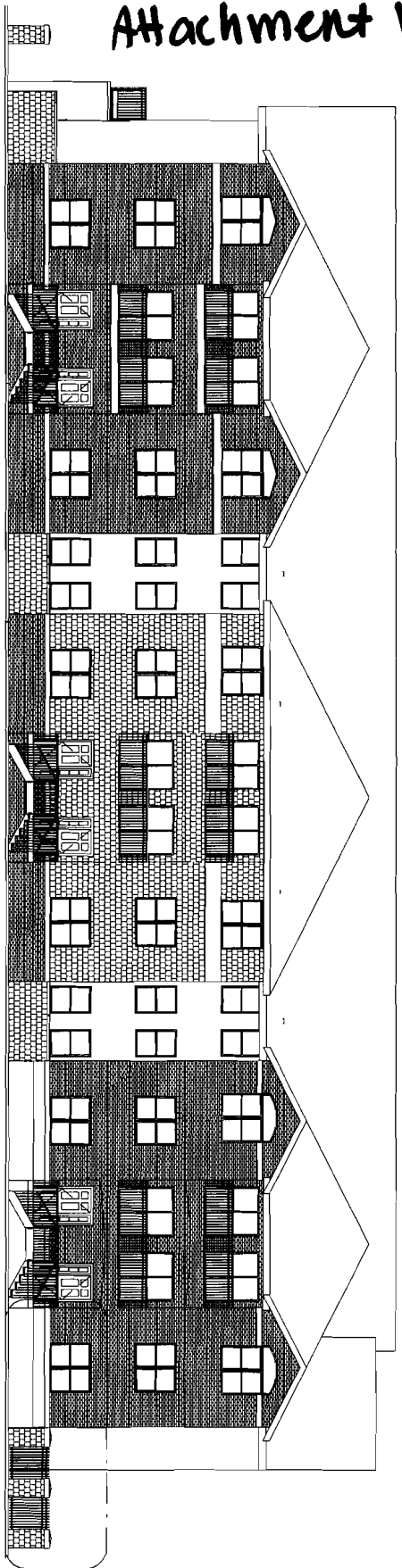
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 2100 18th Avenue Suite 2.5.5 Rock Island, Illinois 61201
 Phone: 815 766-9920 Fax: 815 766-9924

Preliminary Design Documents for:
Main Street Commons
 1109 Main Street, Peoria, Illinois

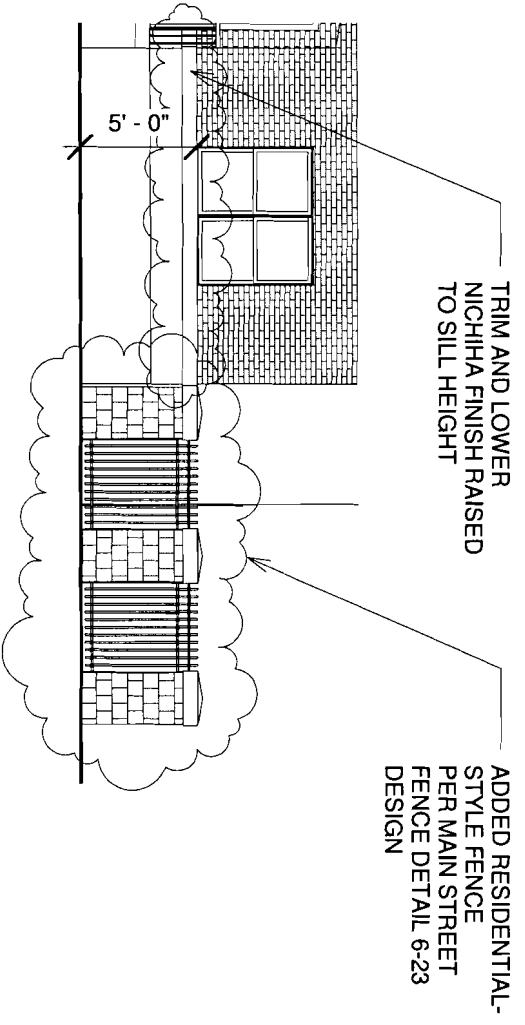
Elevations -
 South

A14
 PROJECT NO. #07808
 DATE: 23 June 2009

Attachment N



1 Copy of N East Elevation
1" = 20'-0"



2 Callout of N East Elevation
1/8" = 1'-0"



JosephArchitecturalGroup, P.C.

2100 18th Avenue Suite 2-S-S
Phone 309 786-9920

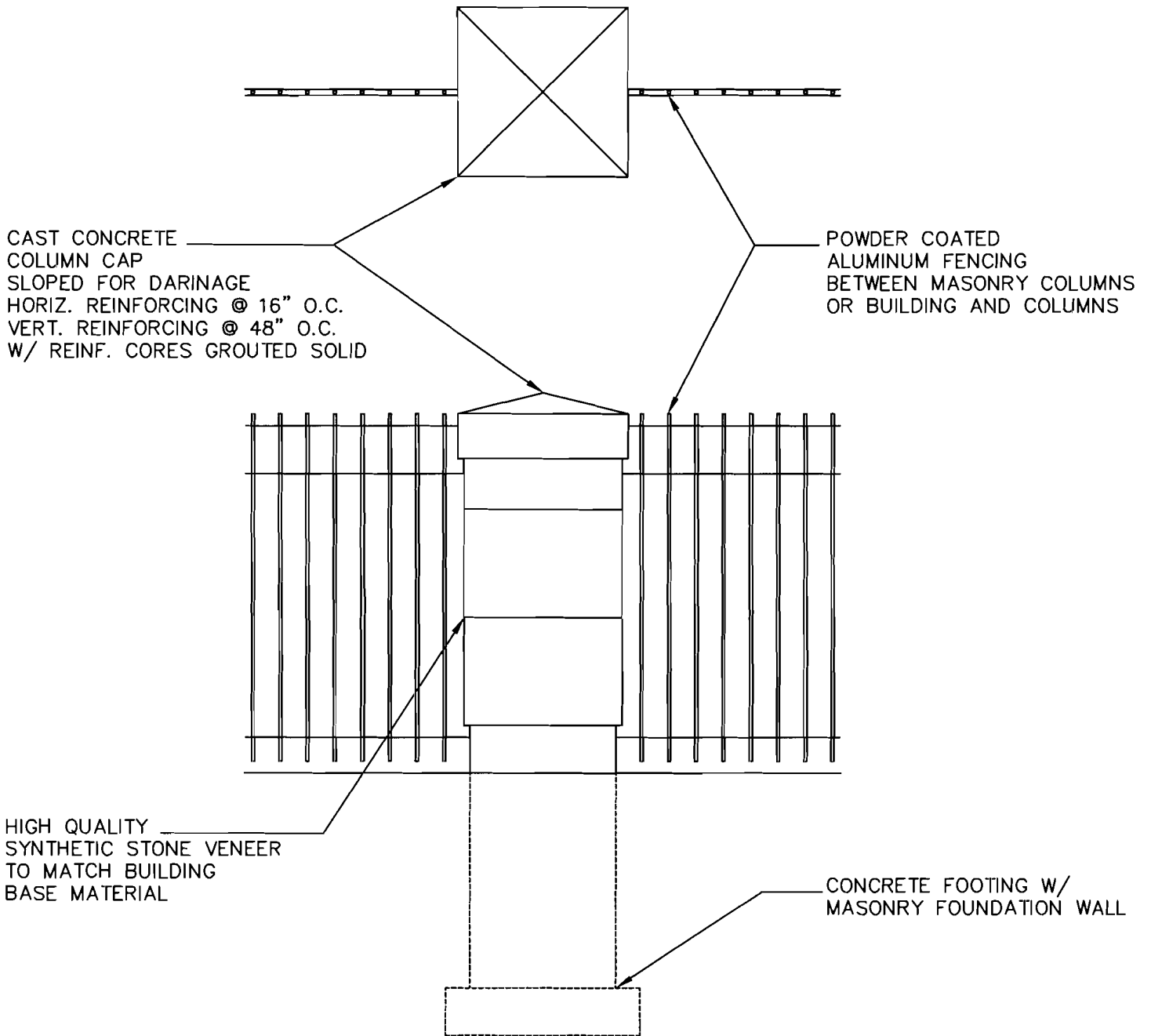
Rock Island Illinois 61201
Fax 309-786-9924

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6/23/2009 1:16:25 PM

DATE
23 June 2009
D1


Preliminary Design Documents for:
Main Street Commons
1109 Main Steet, Peoria, Illinois

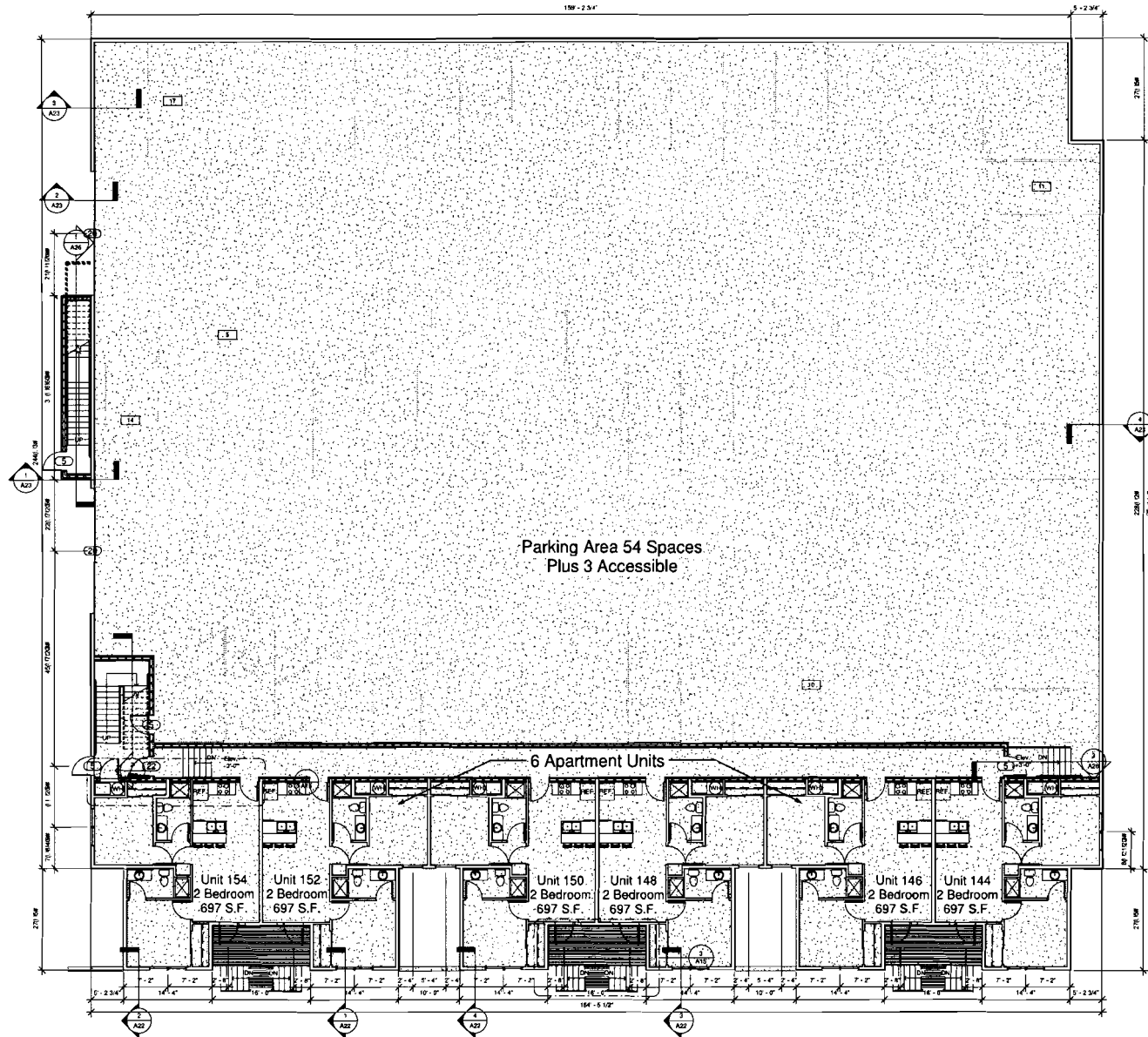
PROJECT NO.
#07808



DATE 22 June 09
Plan & Elevation
PROJECT NO. #07808
A1

Fence Detail for:
Main Street Commons
1109 West Main
Peoria, Illinois

 **Joseph Architectural Group, P.**
2100 18th Avenue Suite 2-S-S Rock Island Illinois 61201
Phone 309 786-9920 Fax 309-786-9924



1 N First Floor Plan
1/8" = 1'-0"

Professional Engineer
 State of California
 License No. 10000
 License Expires 12/31/2010

Professional Engineer
 State of California
 License No. 10000
 License Expires 12/31/2010

ISMP/PT
 A A A

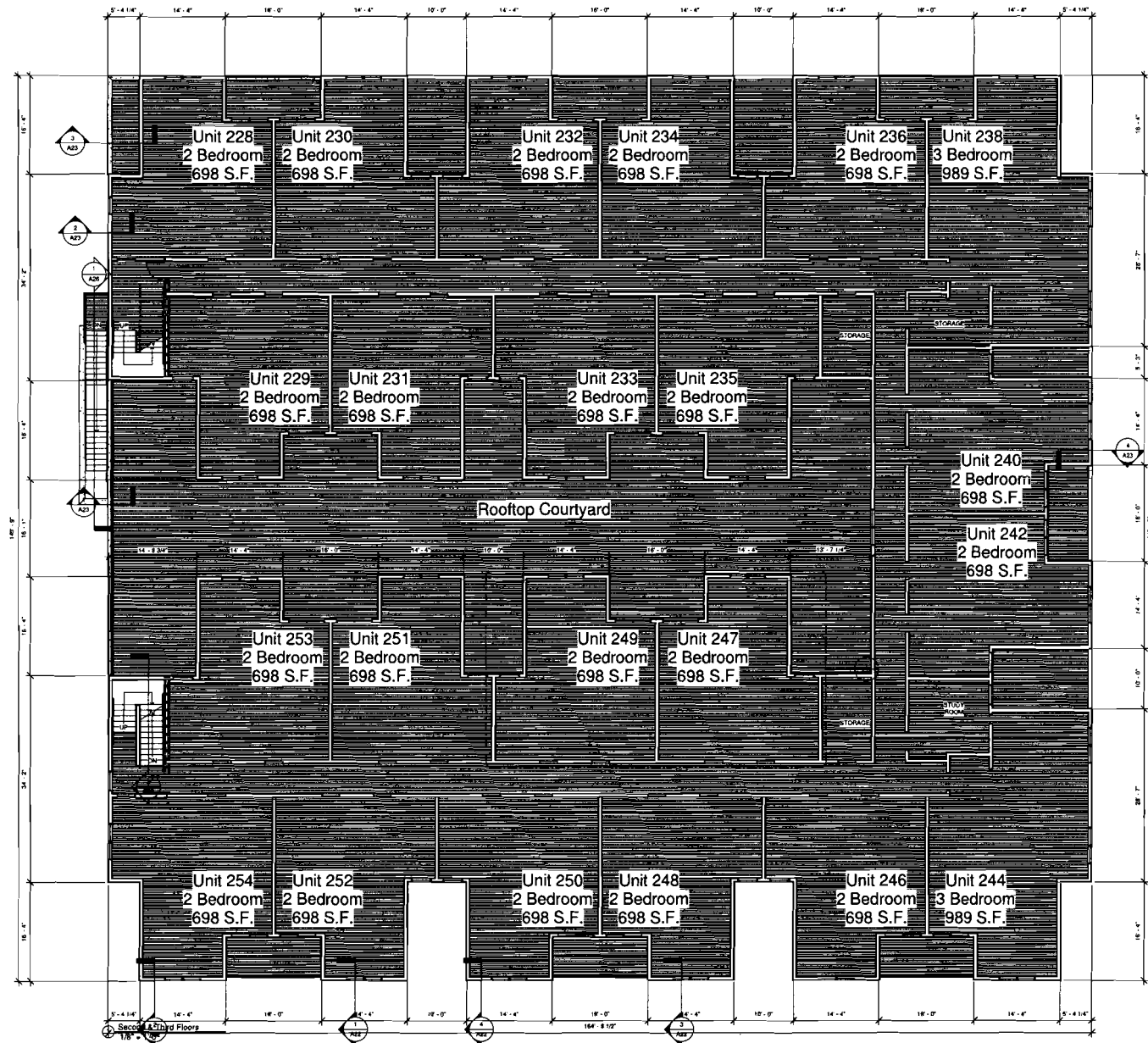
221: INBIO ITU f utCp psjb-ljropjt
 NbjoiTuf f uDpn n pot
 Csf rjn jobszief t jho!Epdvnm f out lqps

First Floor -
North Building

DATE
25 June 2009

A1
PROJECT NO.
#07808

Attachment 2



Joseph Architectural Group, P.C.
3101 W. Avenue Blvd S.E.
Rock Island, Illinois 61201
Phone: 309.399.9323
Fax: 309.394.9311

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△
△
△

Preliminary Design Documents for:
Main Street Commons
1109 Main Street, Peoria, Illinois

Second Floor -
North Building

DATE
25 June 2006

A2
PROJECT NO.
#07808

Attachment S

Kimberly Smith - Fwd: CASE NO. ZC 09-18B

From: Leah Allison
To: Smith, Kimberly
Date: 6/16/2009 12:15 PM
Subject: Fwd: CASE NO. ZC 09-18B

>>> <conradstinnett@yahoo.com> 6/16/2009 11:56 AM >>>

Dear Ms. Allison,

This is in response to the Zoning variance request by the Eldorado Group regarding residential properties on Bourland and Underhill Streets.

The Stinnett family has been a part of the University East neighborhood for more than 70 years, residing at what is now 1027 N. Underhill Street since 1936. I am the 3rd generation of my family to live here. During this time, my family has supported many improvement efforts in the neighborhood-paving the once-brick street, the construction of the city parking lot between Underhill and University, the installation of the traffic-calming diverters and more. In addition to being a resident I am also Vice –President of the University East Neighborhood Association and the Vice –President of the West Bluff Council. While I support the general concept of the Main Street Commons development, I have serious concerns regarding this zoning request.

The residences located at 1014, 1016 and 1018 Underhill Street were never mentioned by the developer as being part of this project in any meeting with the neighborhood. The developer has a history of presenting concepts of the Main Street Commons project to the neighborhood for buy-in, while often neglecting to mention important details. I was not made aware of this aspect of the developer's plan until I received a notice of hearing from you. While I have a general issue with any homes being removed from the neighborhood, I have a real problem with the Underhill properties being targeted. The removal of those properties for commercial development would have a negative impact on the neighborhood. I have no desire to live across the street from a parking lot, where the noise, litter and increased traffic would detract from my and my family's quality of life and would negatively impact the neighborhood. While I generally support the development, I challenge the developer to come up with a less intrusive concept that does not destroy houses and chase homeowners from the neighborhood.

Please deny this request for variance.

Thank you for your time and attention.

Sincerely,
Conrad Stinnett III

Attachment T**Kimberly Smith - Re: (UENA Neighbors) Fwd: Zoning Request**

From: Leah Allison
To: Smith, Kimberly
Date: 6/18/2009 8:07 AM
Subject: Re: (UENA Neighbors) Fwd: Zoning Request

>>> Gregory Speck <gspeck15478@att.net> 6/17/2009 8:23 PM >>>

RE: case #zc09-18b- I ask that the variance be denied, as we (University East Neighborhood Association) have not agreed to the developer's inclusion of underhill properties into the old Walgreen's commercial property. Thank you, Leah. If you have any questions, please feel free to email me.

Greg Speck
 President, University East Neighborhood Association

From: Theresa Lansberry <aeriescape@gmail.com>
To: Ann Bare <abare@multiad.com>; Bob & Golda Streitmatter <goldaandbob@hotmail.com>; Collin and Rachel <clernest@gmail.com>; Conrad Stinnett <conradstinnett@yahoo.com>; Dave Miller <dwm@bradley.edu>; Eric Turner <weturner@ci.peoria.il.us>; Gary Sandberg <gsandberg@ci.peoria.il.us>; George Jacob <gjacob@ci.peoria.il.us>; Gregory Speck <gspeck15478@att.net>; James Lansberry <james3v1@gmail.com>; Jennifer Levin <EBUNA61603@yahoo.com>; Jessica Scanlan <scanlanyerly@gmail.com>; Jim Johnson <Jjohnson1922@aol.com>; Joe Newcomb <lee3335967@aol.com>; john havenga <jlhavenga@gmail.com>; linda cundiff <cundiffmj@comcast.net>; Lynne Binkele <fructidor@aol.com>; Rachele Ernest <erner375@gmail.com>; Seth Ben-Ezra <greatwolf@gmail.com>
Sent: Wednesday, June 17, 2009 12:45:59 PM
Subject: (UENA Neighbors) Fwd: Zoning Request

Neighbors,

Please read this email from Conrad regarding the zoning changes and development of the old Walgreens and surrounding properties.

Theresa

----- Forwarded message -----

From: **Conrad Stinnett** <conradstinnett@yahoo.com>
 Date: Wed, Jun 17, 2009 at 11:41 AM

file://C:\Documents and Settings\KSmith\Local Settings\Temp\XPgrpwise\4A39F5B7COP... 6/18/2009

Subject: Zoning Request
To: aeriescape@gmail.com

Friends,

I really want to support Main Street Commons project and believed that the developer had finalized a concept that I could live with. However, a recent notice of hearing related to zoning variance has, once again, raised concerns.

The residences located at 1014, 1016 and 1018 Underhill Street were late additions to the development. Apparently, they are slated to be demolished for a parking lot. I was not made aware of this aspect of the developer's plan until I received a notice of hearing for zoning variance. I have a real problem with the Underhill properties being targeted. The removal of those properties for commercial development would have a negative impact on the neighborhood and the impacted neighbors. I have no desire to live across the street from a parking lot, where the noise, litter and increased traffic would detract from my and my family's quality of life and would negatively impact the neighborhood. My neighbor across the street- Ben Alexander- does not wish another parking lot on our block and shares my concerns. The brothers who own two of the impacted houses were under the impression that we were supportive of the proposed lot, but have learned otherwise and now support my and Ben's concerns. While the concept of a development is generally supported, this current concept is literally too close to home. I need your help. There is a zoning hearing on July 2 at 3:00 pm. I plan to attend and ask that the request for variance be denied. I ask that you join me at the hearing or by sending email to Leah Allison (llison@ci.peoria.il.us) at the Zoning Commission, asking that the variance request in CASE NO. ZC 09-18B be denied. While I have been skeptical of the development, my current concerns are solely with the inclusion of Underhill properties. There will be no objections to any reasonable subsequent request that does not include them.

I appreciate the consideration and support you have shown to those who have made the decision to leave our neighborhood. I hope you will also be supportive of this effort to curb the expansion of the development into an area where it is not desired, made by neighbors who wish to stay and maintain their quality of life.

Thank you for your time and attention. Your anticipated support is much appreciated.

Sincerely,

Conrad Stinnett III