

**Village of Peoria Heights Zoning Board of Appeals**  
**Rick Picl, Chairman**

**Meeting Minutes for February 21, 2022**

**Roll Call:**

Rick Picl (Chair) - Present  
Jack Weideman - Present  
Steve Cady – Present  
Floyd Wombacher - Present  
Mike Woo – Present  
Charlie Callaway - Present  
Robert Tenney - *Absent*  
Mickey O’Neil - *Absent*  
Janie Backs - *Absent*

Chairman Picl called meeting to order. December minutes were just received, will approve at the next meeting. There is only one item on agenda this meeting: Site plan approval application filed by Sherman’s Real Estate, LLC for Marietta Avenue seeking approval of a site plan for a demolition and development of a building edition phase 1 for the property located at 1203 East Marietta, Peoria Heights, Illinois 61616. The property is currently zoned I1 Industrial District. Chairman Picl called Paul to speak and give an overview. He stated everyone has the printout that Paul provided.

**Paul:** Our Heights facility has served as the primary retail location for Peoria, Bloomington/Normal, and LaSalle Peru. So all of our inventory is there, all of our stocks and service calls leave there. 750 to 1000 deliveries and service stops a week out of this particular facility. As you know, the last couple of years have changed quite a few things and our model has always been lots of stuff in stock and move it very quickly. We have always accomplished that through the use of quick ship vendors. We can bring that product in full pretty well. We return inventory about 20 times out of this facility historically but code kind of gave us a choice. You either had to make a decision to be one of those companies that relies on people or we kind of ..... So we are doing the latter. The immediate plan for Spring is moving our clearance center form the ground level up to the top level, so about a 50,000 second foot level. We will install an elevator to do that. We are fully racking and expanding our warehouse just as we speak. That is really only a temporary band aid for us. We want to have enough space to expand the furniture business and support all locations and so that is what this edition is for. It is to kind of do what we do having all product in stock and kind of remain true to our brand promise but in a new reality where I have to bring truck loads from vendors, I can’t just bring a little in every week in order to do that. We don’t want to get in the situation we were on Glen Avenue in Peoria a number of years ago where we had a warehouse in a land locked fashion and didn’t anticipate growth. We really want to continue on invest in our Heights facility and have this be able to support the business twice the size we are currently in the next 10-12+ years if we need to do that. So we are trying to look at how we maximize the capabilities of this particular facility and that is where Phase 1, 2, and 3 terminology comes in, is that this is one of possibly 3 different extensions we can do to add storage so I can storage so I can store more furniture. .... equipment allows us to put a lot of product in there and some new loading docks for that purpose. We think it makes the most sense to do that along the West side of the building because we have so much free land out there and allows for more docks on the North side. That is what drove the need for this.

**Chairman Picl:** And it is going to be the same height as the current building?

**Paul:** Higher. The highest portion of our existing building is about 70 feet high but it drops to the 30’s. This new one will be a little higher at about 40 and that will be as far from a single level and that is as high as we can go with practical storage of equipment.

**Chairman Picl:** So it will be the standard 40 foot warehouse height?

**Paul:** Correct, yes. Standard heigh warehouse. I’ll be happy to answer any questions you have or Sam probably has a few more details for the site.

**Chairman Picl:** The docks are going to be on that North side and how many docks are there in this new?

**Paul:** There would be 7 docks on the new side of the building. To clarify too, if you look at the existing section were adding 6 docks to right now, that is offset and further back. The new section will come out 30 feet beyond that side of the building. Those docks will only use our 26 foot trucks who will do all semi receiving. The long trucks on our existing building because it is set back a little bit. We don't have room because we don't have any setbacks so our semi trucks would be out practically onto Toledo with that building extension but we don't need that many semi receiving docks. It is going to be all together. So a few semi receiving might be loading 5 or 6 trucks in the morning and then receiving a few trucks a day.

**Chairman Picl:** Just so I'm clear, you're talking about this area here? So this is the current ....

**Paul:** That will be for our 26 foot box trucks.

**Chairman Picl:** We went over the parking on a call earlier and they have outlined all but parking across the street in their two parking lots on Marietta. I believe on Page 1. Page 1 they have all the parking outlaid there how they would use it. They would also have additional parking to the South there that they can expand into at some point if they need to.

**Paul:** There is enough parking to cover the whole thing.

**Chairman Picl:** Any other questions? I had asked these questions before, so maybe you can just reiterate the current traffic truck flow, how it works, how the front is utilized, the back is utilized, where the trucks will come in and out at.

**Paul:** So presently, we load a couple of trucks out of what is the West side of the building now. Everything else is on the East side of the building and it is over where we can't even fit all the trucks in there and there is 8 docks. What we're doing is we're going to split those. We will have furniture one side of the building, appliances on the other. So let's say instead of running 8 or 9 trucks a day, we expand and get 10 to 12 to this expansion, so now you're talking about maybe 5 to 6 trucks on the existing West side and 5 or 6 trucks on the North side per day would get loaded in the evening and leave in the morning. And then presently we are receiving a few couple of semi truck shipments per day, a few, and that will kind of get split as well. So about half of those would be on the existing 8 docks on the West side and about half on the North side.

**Chairman Picl:** So when you say on the existing docks you on the West side you mean on the East side?

**Paul:** Yes. On the West side we currently load a few trucks out of that. There are 8 docks when you first pull up from that East side. That is what is going to get about half of that traffic essentially is going to end up on the new North docks.

**Chairman Picl:** Okay. Anything else, any other questions?

**Charlie:** And those will be entering from Toledo into those new North docks?

**Paul:** Correct

**Chairman Picl:** But most of the truck traffic comes down Prospect, up Marietta, into your backyard.

**Charlie:** Into that East side

**Chairman Picl :** Or around the corner and into Toledo.

**Paul:** Correct. We were asked early on ..... toward St. Thomas to avoid the neighborhood. So we need time. One of our drivers does that and will be reminded quickly.

**Charlie:** So they are coming in and docking in the current East side that is going to stay, right?

**Paul:** Correct

**Charlie:** And then they are coming thru the parking lot to Toledo and not on Monroe.

**Paul:** Either way. A lot of times they will come thru our parking lot but eventually yes Monroe would be an option as well. But I think some of them still do that.

**Charlie:** Just to come around to Toledo, to come around the block.

**Paul:** Just to come around to Toledo, exactly

**Charlie:** So you are currently doing that?

**Paul:** So for the time being a lot of those trucks will probably still continue to come through our lot would be my guess.

**Charlie:** Okay

**Chairman Picl:** Okay. You can have a seat. We might bring you back up or might need you to answer anybody's questions. So do we have anybody from the public that would like to speak or ask questions? (No responses). Okay, I take that as a no, so public comments will be closed. I guess if there are no other questions we can go thru our findings of facts. Mike is here now, sorry. For the record, Mike Woo has been present.

**Chairman Picl:** Establishment, maintenance, operational use, or special use of the site plan will not detrimental, endanger public health, safety, morals, comforts, or general welfare:

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes  
Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

- Special use or site plan will not be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood to which it is located?
  - The board answered in the affirmative 6-0

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes  
Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

- The establishment of the site plan will not impede the normal and orderly development and improvement of the surrounding property for uses permitted by the district?
  - The board answered in the affirmative 6-0

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes

Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

- Adequate facilities access roads, drainage, and/or necessary facilities have been or will be provided
  - The board answered in the affirmative 6-0

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes  
Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

- Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets?
  - The board answered in the affirmative 6-0

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes  
Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

- If a public use or use providing public utility service, that such use of service shall meet a demonstratable public need and provide a public benefit.
  - The board found this to be not applicable
- The site plan shall, in all other respects conform to the applicable regulations report to the district to which it is located, except as such any regulations may, in each instance, be modified pursuant to the recommendation of the zoning board of appeals?
  - The board answered in the affirmative 6-0

Rick Picl (Chair) - Yes  
Jack Weideman - Yes  
Steve Cady – Yes  
Floyd Wombacher - Yes  
Mike Woo – Yes  
Charlie Callaway - Yes

**Chairman Picl:** Any other questions? One other question. So we had talked about at one point the water retention and run off, etc. So did we get all that solved with the Village Engineer?

**Paul:** Yes. So the way we would handle it in the construction plan phase is that there is minimal increase in .....

**Chairman Picl:** Parking lot, and you're just making a new building.

**Paul:** Right. So there is a courtyard to the South West of the existing building that is ..... that will become basically where the future building is going. It is not going to be a whole lot. I think for our project it is something we can store underground, something like that.

**Chairman Picl:** Okay.

Chairman Picl entertained motion to either approve or deny the site plan as presented. Motion was present by Mike Woo. Motion was seconded by Steve Cady. No conditions on that motion.

Rick Picl (Chair) – Aye  
Jack Weideman - Aye  
Steve Cady – Aye  
Floyd Wombacher - Aye  
Mike Woo – Aye  
Charlie Callaway - Aye

Chairman Picl announced 6 Aye's, no negatives. No extensions. We will get this turned over to Sarah and she will get it on the Village Board agenda. So they will have to approve it next. I think it has to sit for 10-12 days or something, so it probably is not going to be on their first March meeting, it will be on the second March meeting.

Chairman Picl announced the meeting is adjourned.