



Legislation Details (With Text)

File #:	23-095	Version:	1	Name:	
Type:	Ordinance	Status:		Adopted	
File created:	3/8/2023	In control:		City Council	
On agenda:	3/28/2023	Final action:		3/28/2023	
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-2 (Large Scale Commercial) District for an ASSISTED LIVING FACILITY for the Property Located at 2020 W. WAR MEMORIAL DRIVE (Parcel Identification No. 14-30-201-004), Peoria, IL. (Council District 4)				

Sponsors:

Indexes: Goal 4 - Grow Peoria, Grow employers and jobs., Reinvest in neighborhoods

Code sections:

Attachments: 1. Ordinance for PZ 1220-2023, 2. Attachment A to Ordinance PZ 1220-2022 Site Plan, 3. PZ 1220-2022 Case Packet, 4. March 2 2023 Mtg Minutes PZ 1220-2023, 5. ORD 18059

Date	Ver.	Action By	Action	Result
3/28/2023	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-2 (Large Scale Commercial) District for an ASSISTED LIVING FACILITY for the Property Located at 2020 W. WAR MEMORIAL DRIVE (Parcel Identification No. 14-30-201-004), Peoria, IL. (Council District 4)

BACKGROUND: Petitioner, Araceli Lear of Lear Homes, Inc., is requesting to redevelop an existing three-story commercial building as an Assisted Living Facility (Independent Senior Living). The subject property is 1.25 acres in size and is located east of Northwoods Mall. Vehicle access to the property is from Teamster Dr, an access road leading from Scenic Drive. The existing building will be renovated to have 38 independent living units which will each include a full bathroom, kitchen, bedroom, and living area. The building will also have eight office spaces to be leased to entities preferable to senior related services and can double as activity rooms for the residents of the building.

The proposed use best fits the Unified Development Code definition of Assisted Living, which is defined as a special combination of housing, supportive services, personalized assistance, and/or health care designed to respond to the individual needs of those who need help with activities of daily living because of age or medical condition. This also includes independent living elderly housing, nursing homes, and hospice.

The Planning & Zoning Commission found that the request, in case number PZ 1220-2023, met the Findings of Fact and voted 5 to 0 to approve with the following waivers and conditions:

- 1) Waiver to allow existing rock mulch to remain.
- 2) Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.
- 3) Waiver to eliminate sidewalk along the frontage on Teamster Dr.
- 4) Condition to submit a revised site plan with compliant parking space dimensions.
- 5) Condition to repair dumpster enclosure as necessary to provide screening on all four sides with a gate entrance to be a minimum of 6ft and maximum of 7ft in height.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Three persons expressed support for the request. No objections or concerns were mentioned.

IMPACT IF APPROVED: An existing commercial building may be redeveloped into an assisted living facility.

IMPACT IF DENIED: The special use would not be approved and an assisted living facility use would not be allowed.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.
2. Grow employers and jobs.

DEPARTMENT: Community Development