



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (Prepared by Shannon Techie)
DATE: September 30, 2016
CASE NO: PZ 16-36

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for a building addition on the independent living facility, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois. (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to add a 4 story addition, along the Florence Avenue frontage, which will add 10 two-bedroom units and an enclosed parking garage to be located at the ground level under the apartment wing. Access to the private garage is proposed to be via a new entrance drive off of Florence Avenue. An additional kitchen and dining room are proposed to be added on a new partial upper floor to be located above the addition. There will be a dining room with a seating capacity of approximately 50, a new satellite kitchen facility, as well as an outdoor dining area on a landscaped section of the new roof, on the Florence avenue side of the building.

The project is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Density	The applicant is proposing an additional 10 independent living units. The allowed density in the R-7 District is 20 dwelling units per acre, which would allow for 258 dwelling units on this site.	N/A	None
Parking	No exterior parking is proposed. An additional 17 parking spaces are proposed inside the building, on the ground level.	N/A	Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
Mechanical & Utility Screening	None	N/A	Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
Landscaping	Front yard landscaping currently exists along Florence Avenue. The petitioner is proposing to plant new landscaping along the portion	N/A	All required points for the portion of the front yard impacted by the

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	of the Florence frontage that will be impacted by the proposed construction.		proposed development, must be provided in the form of trees, per Zoning Ordinance Requirements.
Signs	No new signage is proposed with this application.	N/A	None
Exterior Lighting	No new lighting is proposed.	N/A	None
Setbacks, Yards, Build To	The proposed building meets the required front yard setback along Florence Avenue and Sheridan Road, with the exception of the balconies on the upper 2 nd and 3 rd floor, fronting Florence Avenue.	The balconies project approximately 4 feet into the required front yard setback along Florence Avenue and therefore a waiver is requested to allow the balconies as proposed.	Since the proposed balconies are not located on the ground floor, Site Plan Review Board does not object to this waiver request.
Height	A 62 foot tall (4 story) building is proposed.	The maximum allowable height in the R-7 District is 45 feet. A waiver is requested to allow the proposed 62 foot tall building.	Site plan Review Board does not object to this requested waiver, due to the fact that the tallest portions of the building are recessed to allow for outdoor seating.
Access & Circulation	A new approach accessing the ground floor parking is proposed on Florence Avenue. The minimum driveway width will be 24' and a maximum of 35' depending on turning requirements. Final width will be determined during design phase.	N/A	Minimum width of a driveway approach is 24' for two-way operation, measured along the property line. A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
Sidewalks	Petitioner is in agreement with replacing any deteriorated and non-ADA-compliant walks and curbs along property frontage being developed.	N/A	Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
Materials	Face brick and insulated metal panels are proposed.	N/A	None
Fence	A decorative 3 ft. tall fence is proposed in the front yard along Florence Avenue.	Front yard fences are prohibited and therefore a waiver is requested to allow the proposed decorative fence.	Site Plan Review Board does not object to this request.

BACKGROUND

PROPERTY CHARACTERISTICS

The subject property contains 12.94 acres of land currently developed as a retirement and nursing home and is zoned R-7 (Multi-Family Residential) and R-3 (Single-Family Residential) District. The subject parcel is surrounded by R-3 (Single-Family Residence) District zoning to the north, south, east and west.

The Comprehensive Plan Designation for the property is high density residential.

HISTORY

Date	Zoning
1931 - 1958	A (One Family Dwelling) District
1958 - 1963	A (One Family Dwelling) District
1963 - 1971	R-1 (Low Density Residential) District
1971 - 1990	R-3 (High Density Residential) District
1990 to Present	R-7 (Multi-Family Residential) District

In 1992 a Special Use was granted in a Class R-7 (Multi Family Residential) District for existing conditions and expansion of the parking lot. Amendments to the Special Use were approved in 2001, 2002, 2005, 2009, and 2014 to allow for elderly housing and nursing home expansions. In addition, an administrative Special Use amendment was approved in 2013 and 2015 to allow for one building addition and parking lot modifications.

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	Yes, apart from requested waivers.	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

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

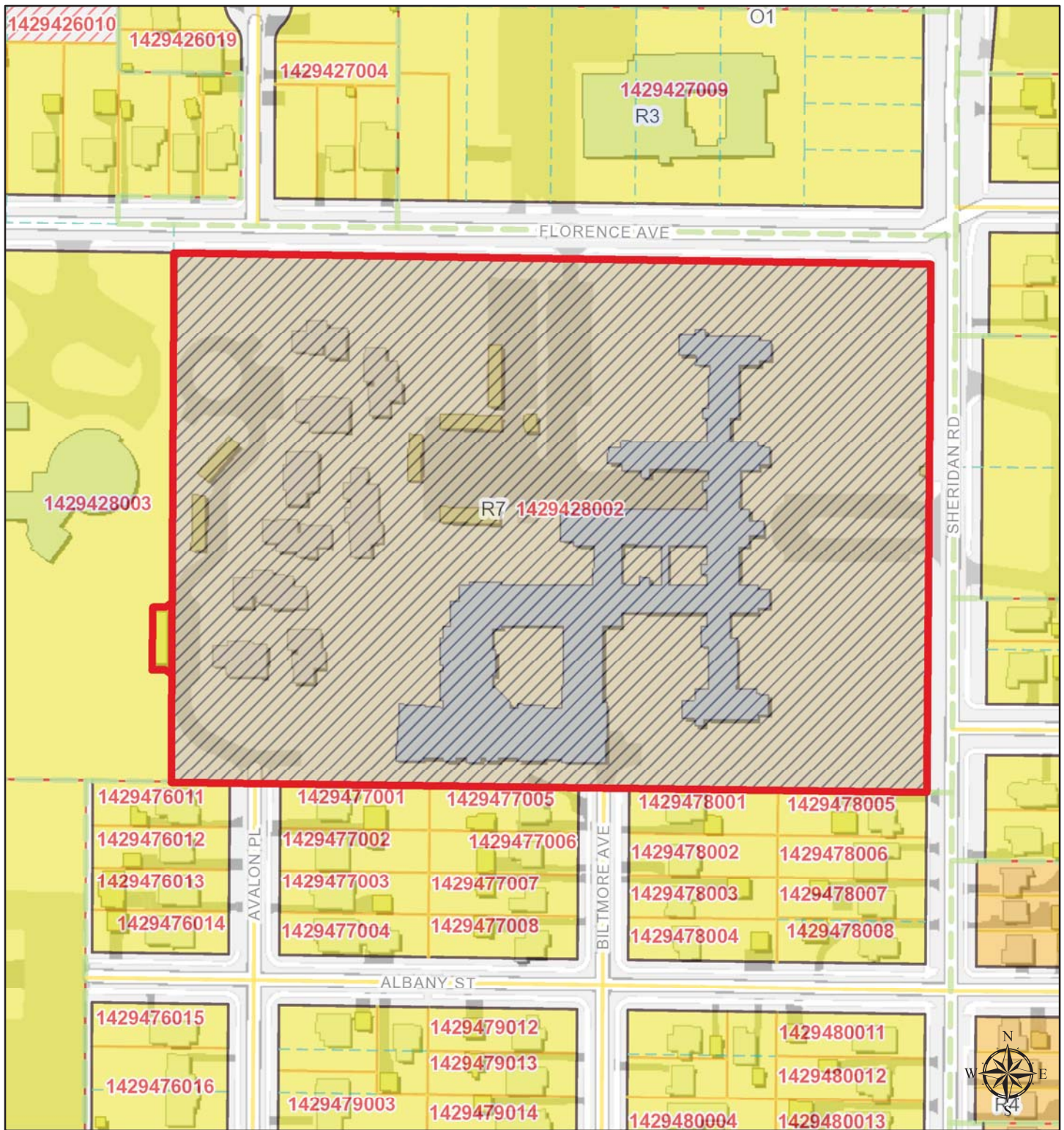
1. A waiver to allow the balconies as proposed, projecting approximately 4 feet into the required front yard setback along Florence Avenue.
2. A waiver is requested to allow the proposed building at a height of 62 feet.
3. A waiver to allow a decorative fence, approximately 3 feet in height, in front of the proposed building along Florence Avenue.
4. Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
5. Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
6. Proposed drive approach must meet the minimum required width of 24 feet for two-way operation, measured along the property line.
7. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
8. A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
9. Prior to the issuance of permits, verify with Public Works that no portion of the parking lot is draining across the public right of way.
10. Storm water detention may be required and must be approved by Public Works prior to the issuance of permits.
11. Fire Department connection must be approved by the Fire department prior to the issuance of permits.

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 (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo for until updated)
3. Site Plan
4. Elevations and/or Renderings
5. Narrative

3415 N Sheridan Rd Surrounding Zoning



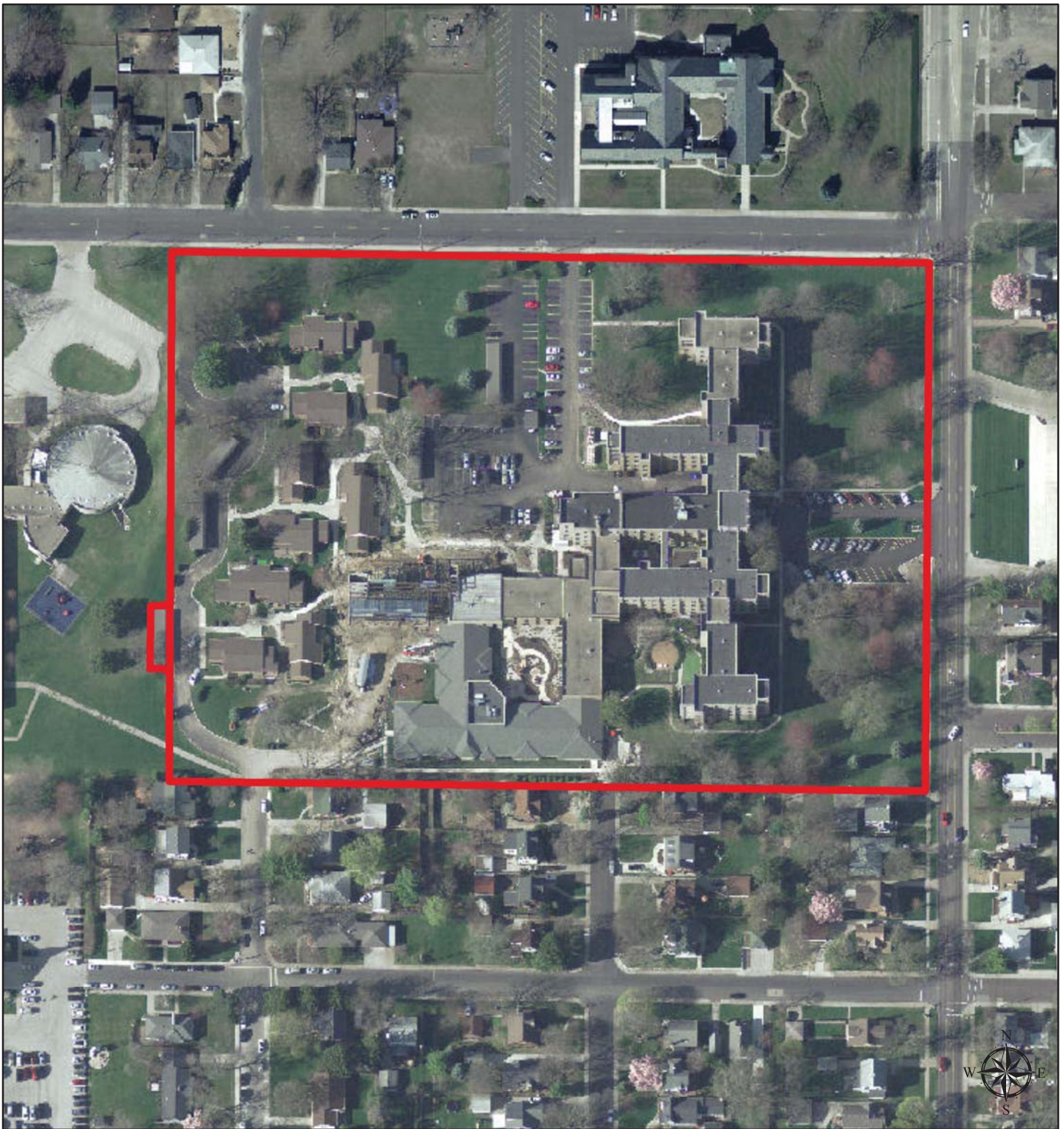
1 inch = 167 feet



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



3415 N Sheridan Rd Aerial Photo



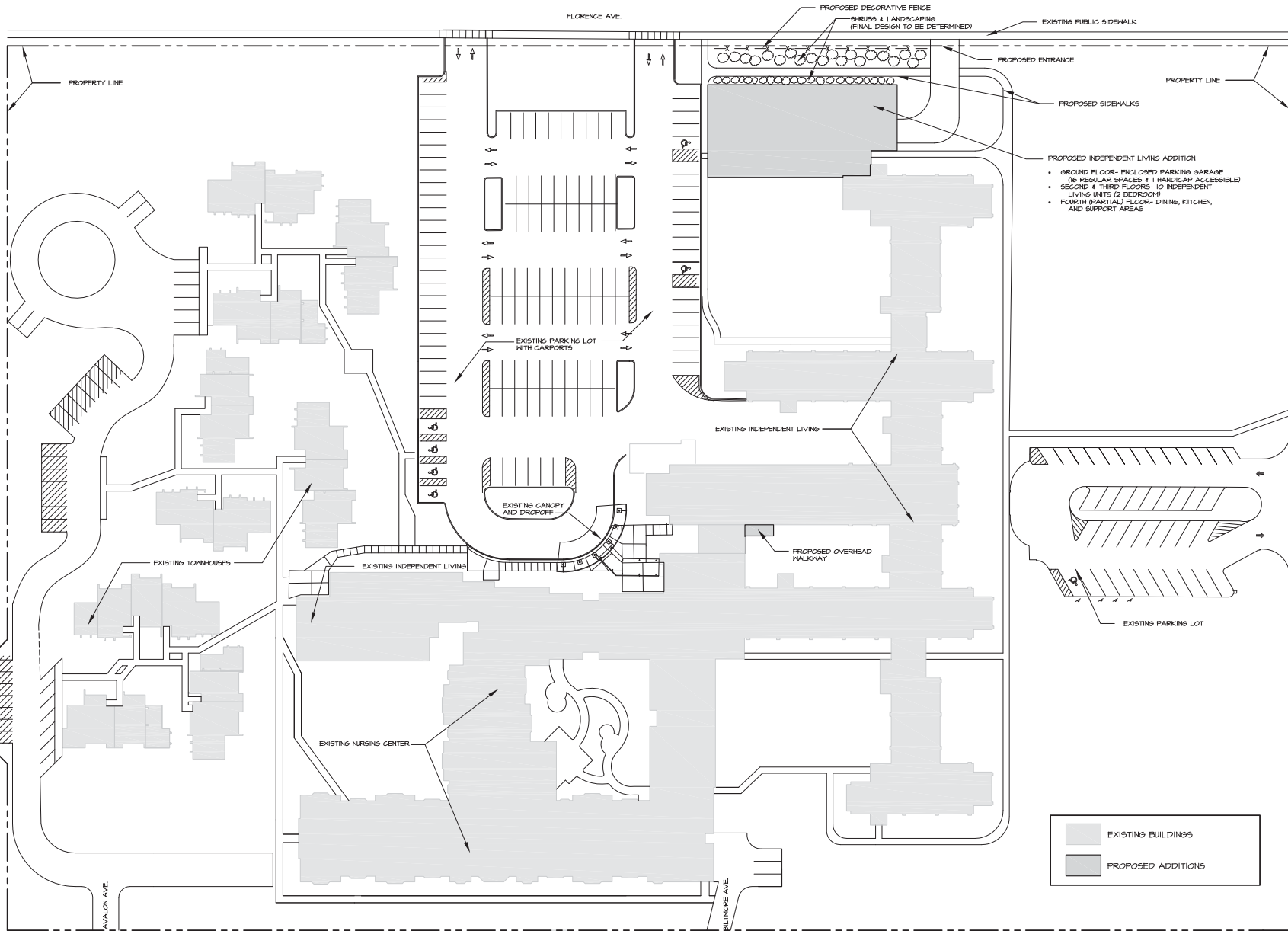
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Peoria County, IL, HERE, USGS





17 SITE PLAN
SCALE: 1/32" = 1'-0"

REVISIONS

No.	Date	Remarks
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Proposed Additions for
Christian Buehler Memorial Home
Floors, three

PROJECT NO.	1613
DATE	14SEP16
DRAWN BY	PBR
CHECKED BY	CLF
SCHEMATIC DESIGN	

SITE PLAN

SHEET NO.

A100



Buehler Home Florence Avenue Apartments- Aerial View



Buehler Home Florence Avenue Apartments- Street View

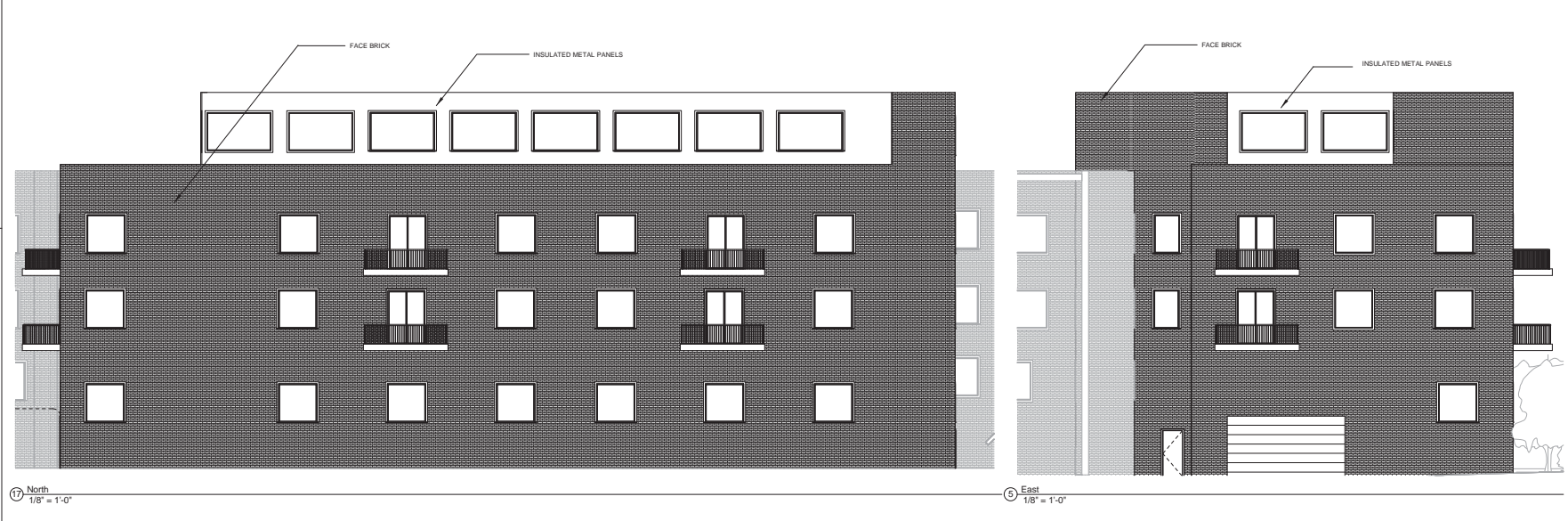


Buehler Home Florence Avenue Apartments- Parking View



19 South
1/8" = 1'-0"

7 West
1/8" = 1'-0"



17 North
1/8" = 1'-0"

5 East
1/8" = 1'-0"

REVISIONS		No.	Date	Remarks
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Proposed Additions for:
**Christian Buehler
 Memorial Home**
 Peoria, Illinois

PROJECT NO.	1613
DATE	31AUG16
DRAWN BY	FBR
CHECKED BY	CLF
SCHEMATIC DESIGN	

**BUILDING
 ELEVATIONS**

SHEET NO.
A200

AR&D

Facts and Information Regarding the Special Use Application for the Christian Buehler Memorial Home

September 29, 2016

Historical Summary

The Buehler Home is a non-profit (501(c)3) independent living and nursing home that has been at its present location since 1932. Since that time, multiple additions and renovations have been accomplished which have affected both the independent living and nursing center components of the campus. The most recent work was accomplished in 2009 which primarily consisted of a major addition and renovation to the nursing center, and conversion of a portion of the nursing center to some additional independent living (apartment) units.

Purpose of Project

There are four primary objectives for this project:

- 1) Because of changing demographics and the desire of the current generation of retirees to have more living space, there has been an ongoing trend to convert existing studio apartments within the existing facility to (1) and (2) bedroom units, thus resulting in a decrease in total number of units available. This project will consist of a four-story addition that will add a total of ten (2) bedroom units to partially compensate for units that have been lost. At the conclusion of this project, there will be a total of 147 independent living units containing 195 bedrooms.
- 2) Parking for the new residents will be provided in an enclosed parking garage to be located at the ground level under the apartment wing. Access to the private garage is proposed to be via a new entrance drive off of Florence Avenue.
- 3) As these units are located at a fairly remote location from the existing food service facilities, and additional kitchen and dining room are proposed to be added on a new partial upper floor to be located above the addition. There will be a dining room with a seating capacity of approximately 50, a new satellite kitchen facility, as well as an outdoor dining area on a landscaped section of the new roof, on the Florence avenue side of the building.

Traffic

The attached Traffic generation calculations show a modest increase in traffic generation for the campus. The impact of this (theoretical) traffic would be negligible from a surrounding community standpoint.

It is also important to note that no changes to existing emergency traffic (ambulance and fire department) routes would be made resulting from this project.

Architectural Research & Design

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