



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: March 2, 2023
CASE NO: PZ 1220-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Araceli Lear of Lear Homes, Inc. to obtain 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 Dr (Parcel Identification No. 14-30-201-004), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an Assisted Living Facility (Independent Senior Living) at 2020 W War Memorial Dr in an existing three story commercial building. There will be 38 independent living units which will each include a full bathroom, kitchen, bedroom and living area. The lower level of the building will also have eight office spaces to be offered and leased to outside entities preferable to senior related services. The office spaces will double as activity rooms for tenants 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 proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Units/Occupancy	38 units with expected resident occupancy of 46 Approximately 10 staff on duty at any given time	None	None
Parking/Sidewalks	Proposed 5 handicap accessible spaces and 37 regular spaces	Waiver to eliminate required sidewalk along the frontage on Teamster Dr.	Sidewalks are desired but recognize that the existing conditions create challenges and would not object to the sidewalk waiver. Condition to submit a revised site plan with compliant parking space dimensions. <ul style="list-style-type: none"> • Regular Spaces: 8.5ft in width by 18.5ft in length • Parallel Spaces: 8.5ft in width by 22ft in length
Mechanical Screening	None proposed.	None	Existing mechanical equipment is screened from view of the public right-of-way.
Dumpster Screening	Proposed existing dumpster enclosure with vinyl fence along south side of building.	None	Condition to repair dumpster enclosure as necessary to provide screening on all four sides with a gate entrance to be a minimum of 6 ft in height and maximum of 7 ft height.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Landscaping	<p>Existing landscaping requested as an alternative landscape plan includes:</p> <ul style="list-style-type: none"> • 120 pts for front yard landscaping with 6 existing trees along the frontage on Teamster Dr. • 180 pts for the parking lot with 9 existing trees. <p>Existing rock mulch in front yard.</p>	<p>Waiver to allow existing rock mulch to remain.</p> <p>Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.</p>	<p>Required 85 pts for front yard and 42 pts for parking lot landscaping met with existing landscaping.</p> <p>Staff does not object to allowing existing rock mulch to remain.</p> <p>Staff does not object to the alternative landscaping plan.</p>
Signs	<p>Existing 12 ft tall, approximately 36 sq. ft. in size freestanding sign located at the entrance and an approximately 15 sq. ft. in size building wall sign located on the northwest facade.</p>	None	<p>Existing signs are in compliance with height and size. Freestanding sign may not meet the required setback from the front property line.</p>
Exterior Lighting	No change.	None	<p>All exterior lighting requires a minimum of ½ foot-candle of illumination on the parking surface and a 5:1 average-to-minimum uniformity ratio over 95% of the parking surface. Exterior lighting shall not exceed ½ foot-candle measured at the lot line.</p>
Building & Life Safety	<p>Proposal to alter the building with approval of Special Use.</p>	None	<p>All necessary building and fire permits required to be obtained prior to start of work and be in compliance with all adopted building and fire codes.</p>
Floodplain	No change.	None	<p>This parcel is partially located in a regulated floodplain. Any work in the floodplain will require a floodplain permit from the City.</p> <p>Depending on the scope of the work, permits may also be required from IDNR or FEMA.</p> <p>The creek on the north side of the parcel is on a protected stream buffer. The creek bank shall not be disturbed, cleared, or graded without approval from the City.</p>

BACKGROUND

Property Characteristics

The subject property is 1.25 acres in size and is currently developed with a three-story building originally used as offices. Vehicle access to the property is from Teamster Dr, an access road leading from Scenic Drive. The property is in the Class C-2 (Large Scale Commercial) District. Surrounding zoning is Class C-1 (General Commercial) to the north and east, Class R-3 (Single-Family Residential) to the south, and Class C-2 (Large-Scale Commercial) the north and west, also known as Northwoods Mall.

History

Zoning class has consistently been commercial. The existing building was originally constructed in 1970.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C3 (General-Commercial)
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB 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 DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to the uses and enjoyment to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Sidewalks are desired but recognize that the existing conditions create challenges and would not object to the sidewalk waiver.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Repair dumpster enclosure to meet screening requirements. Provide revised site plan with compliant parking space dimensions.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods and Grow Employers & Jobs	None
City Council Strategic Plan Goals	Grow Peoria	None

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for an Assisted Living Facility with the following waivers and conditions:

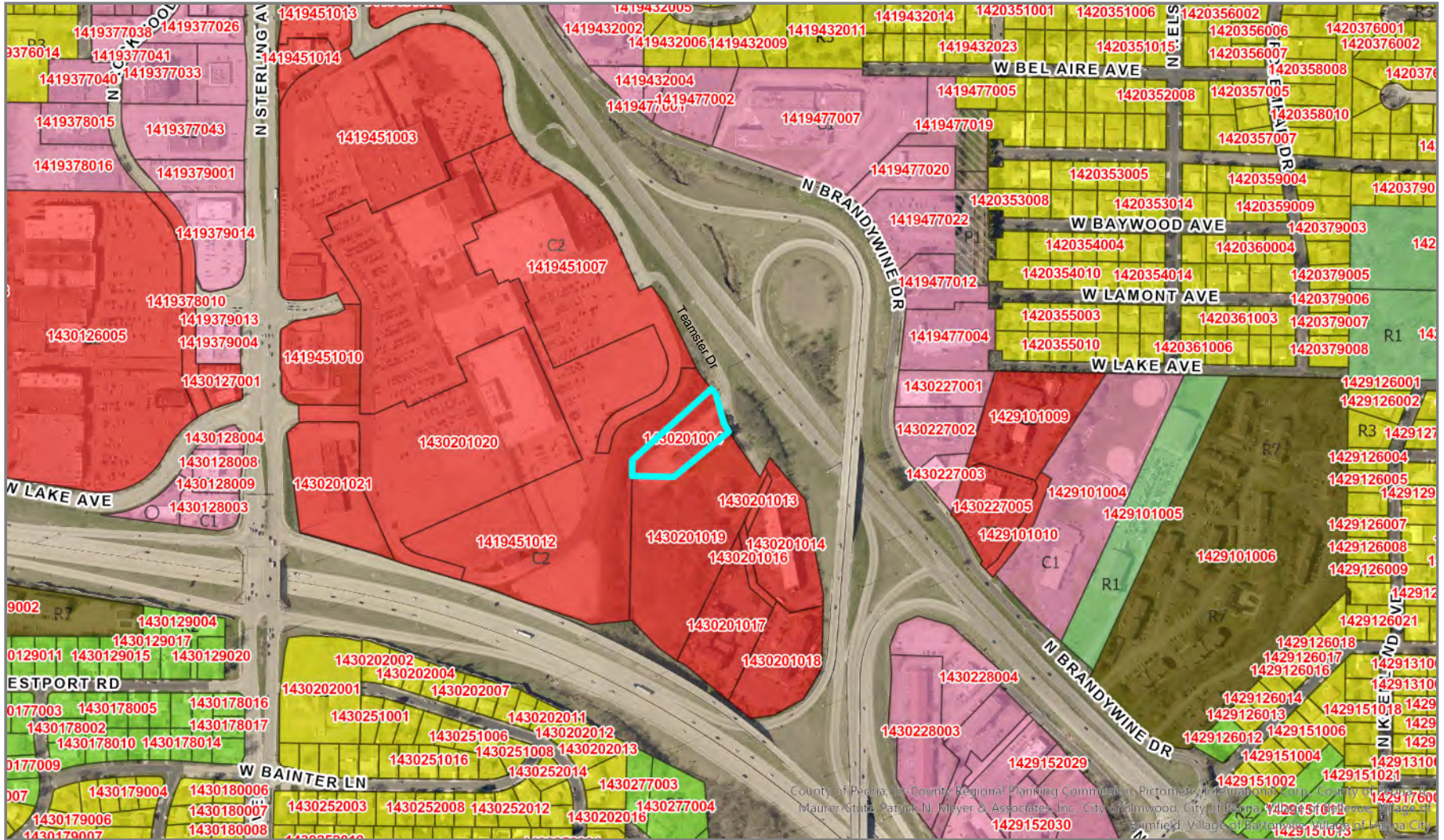
1. Waiver to allow existing rock mulch to remain.
2. Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.
3. Waiver to eliminate required sidewalk along the frontage on Teamster Dr.
4. Condition to submit a revised site plan with compliant parking space dimensions.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

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 meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Applicant's Description of the Use
4. Photos – Existing Conditions
5. Floor Plan
6. Site Plan

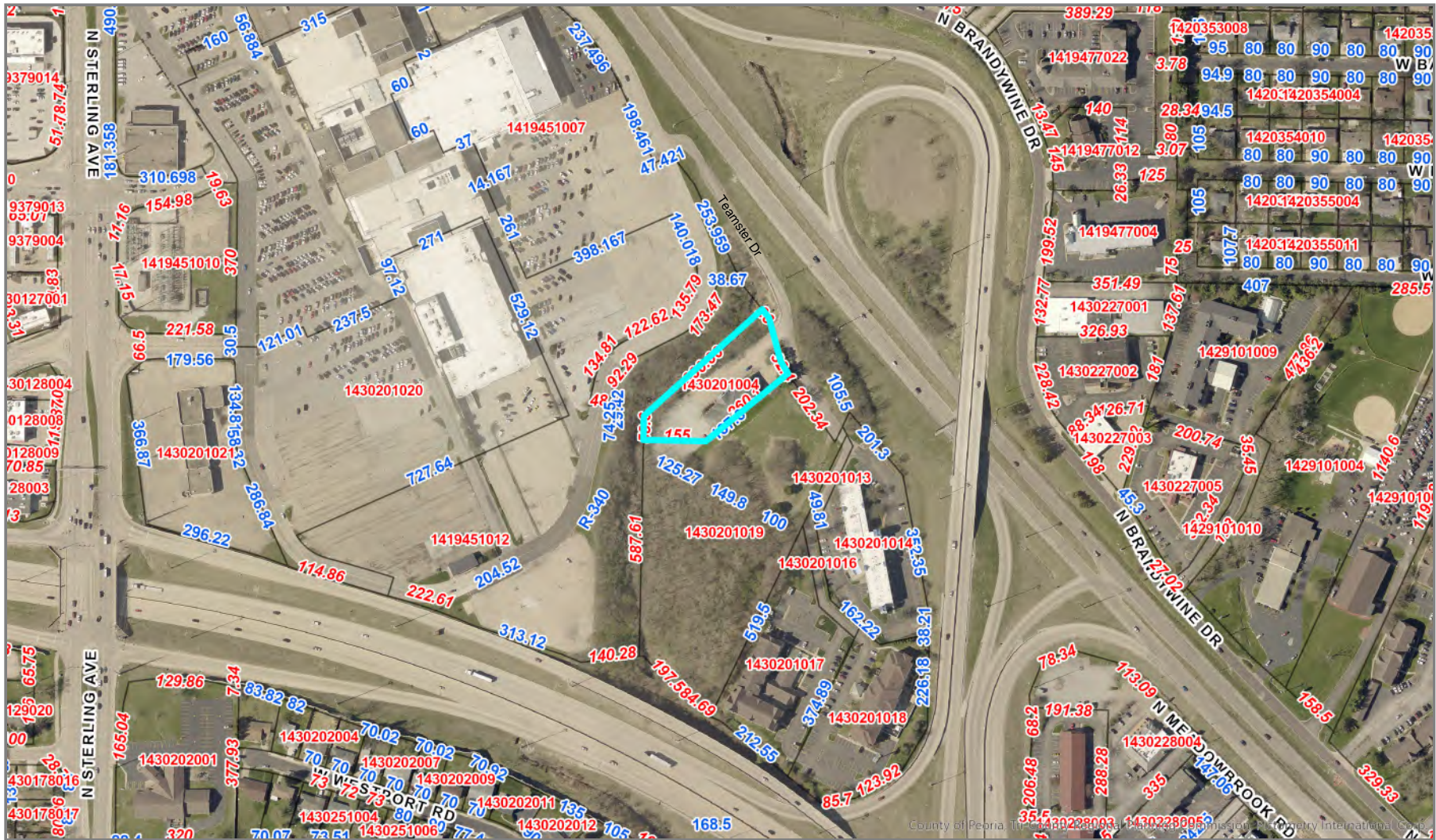
2020 W War Memorial Dr - Aerial + Zoning



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

Map Scale
1 inch = 564 feet
 2/22/2023

2020 W War Memorial Dr - Aerial



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Map Scale
1 inch = 376 feet
 2/22/2023

Proposed use

To provide quality, safe, and cost effective retirement living environment for seniors 65 years old and older. The proposed 35 unit independent living retirement home will offer a restaurant style dining, daily activities and entertainment as well as planned senior outing throughout the year. Included in the basic service are room and board, housekeeping, laundry and front desk concierge 24 hours a day. The common kitchen and restaurant /dining will be located in lower level as well as 8 office spaces for office staff that can double as activity rooms. The plan includes 35 apartments with full bathroom, kitchen, bedroom and living area. The office spaces located in the lower level will be offered and leased to outside entities preferable to senior related services.

This building and location will be ideal for this type of use because it is located in an area that will provide privacy but yet central to healthcare services seniors needs. The number of apartment is ideal (not too small and not too big) to allow maintaining clean and healthy living environment for seniors.



1. Northeast elevation



2. North elevation

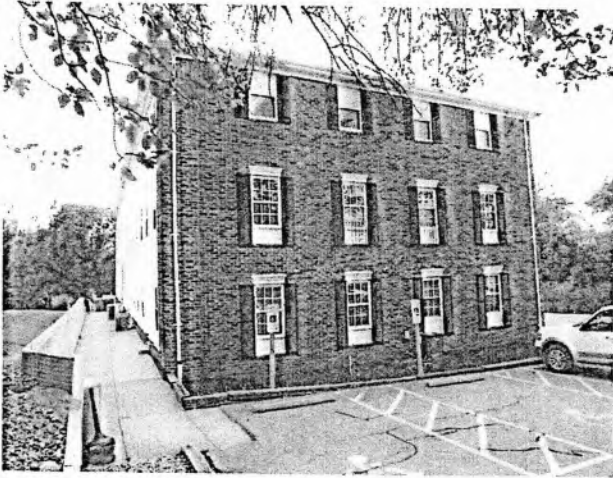


3. Northwest corner of building

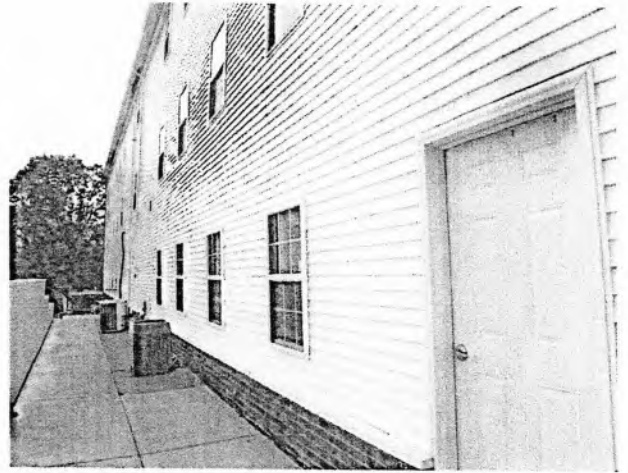


4. Replaced siding at south elevation

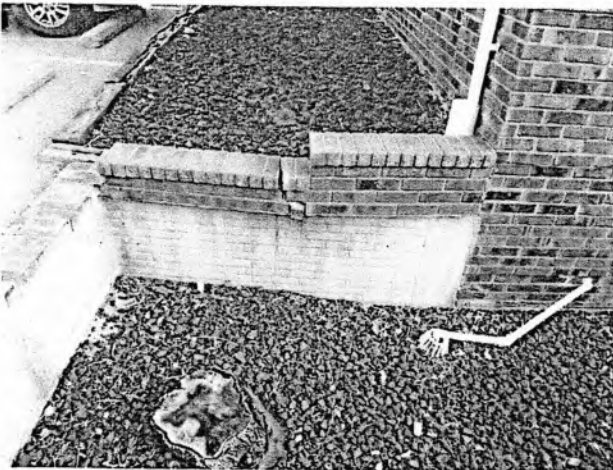




5. East elevation

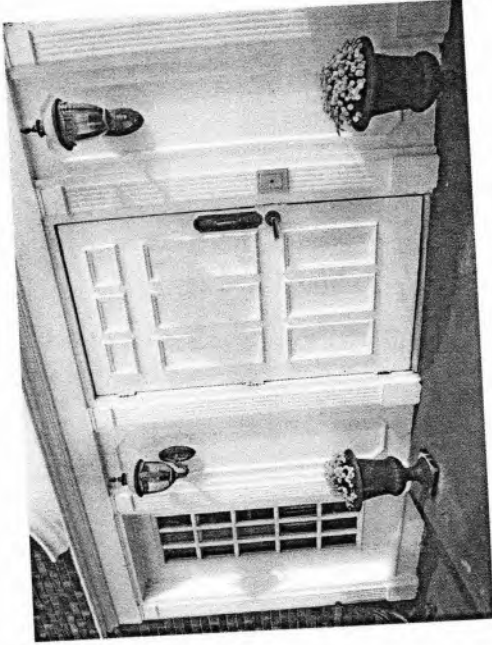


6. Replaced siding at south elevation



8. Lightwell along north side

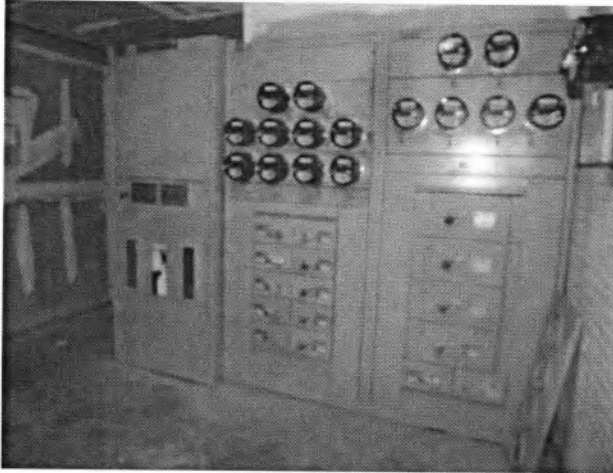




10. Main building entrance



9. Typical windows



45. Main electric distribution panel



46. Curb line along north side of property



47. Retaining wall along south elevation



48. Curb cut along main entry drive





57. Typical handicap parking



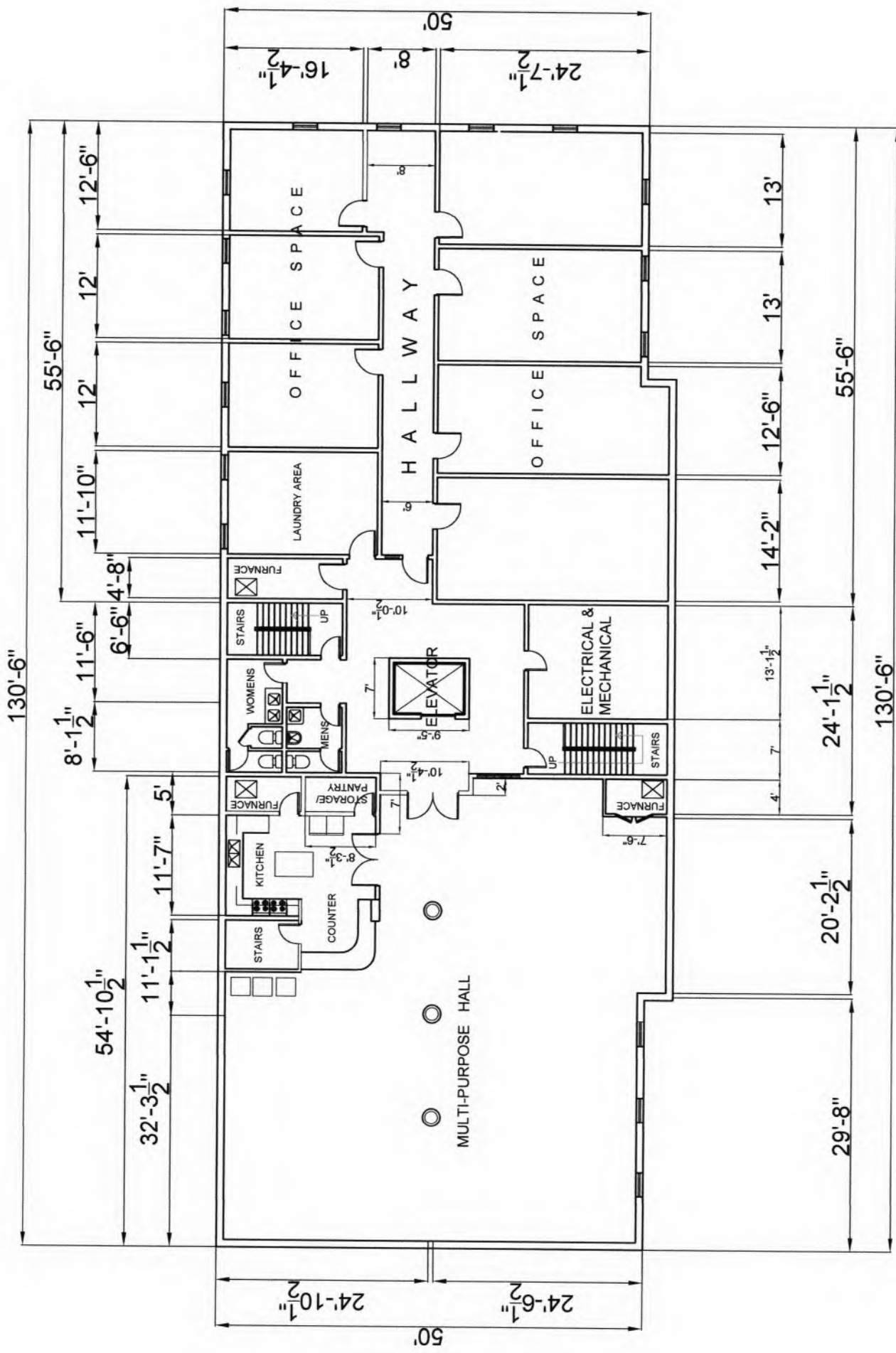
58. Asphalt parking lot



59. Condenser units



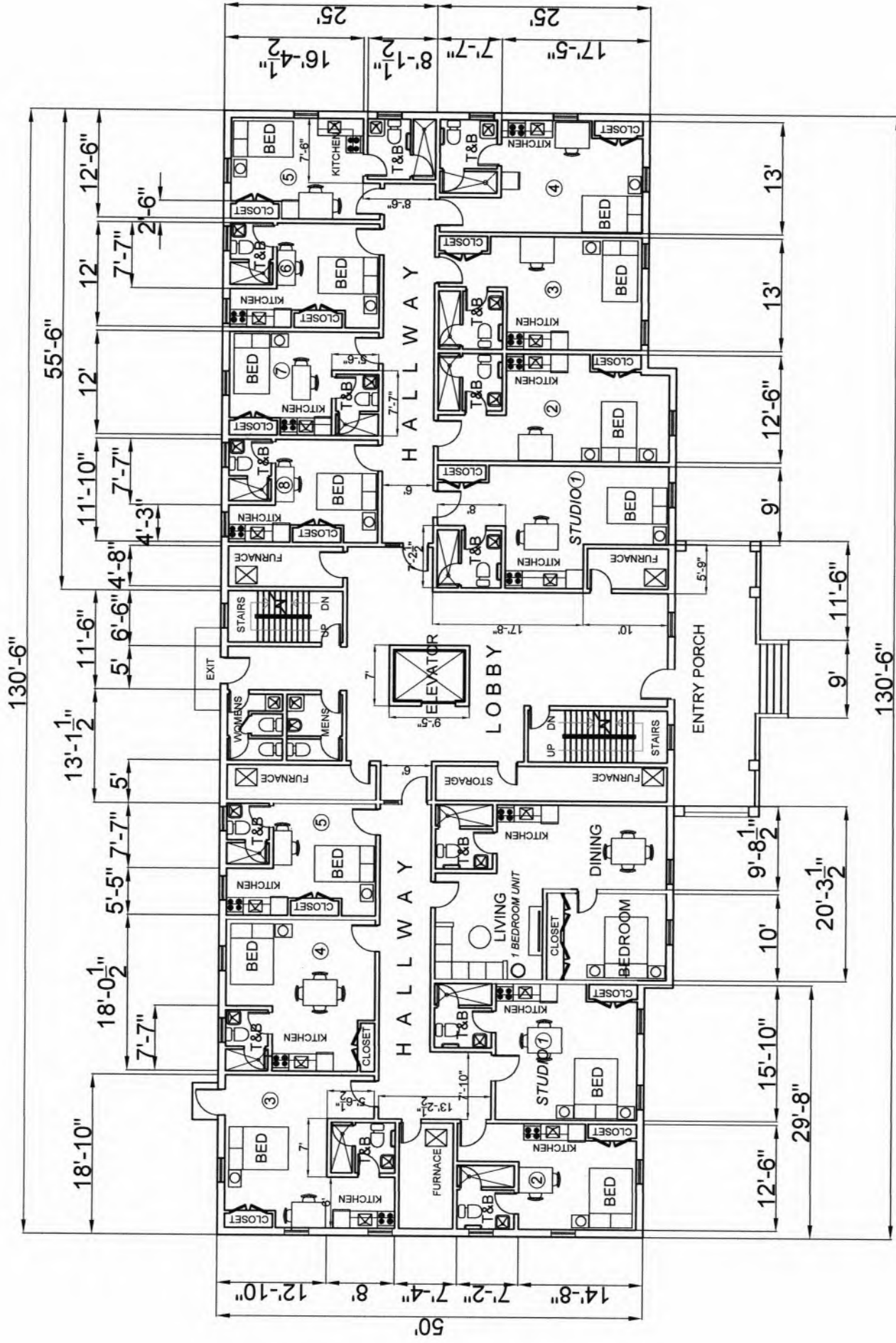
60. Elevator entry



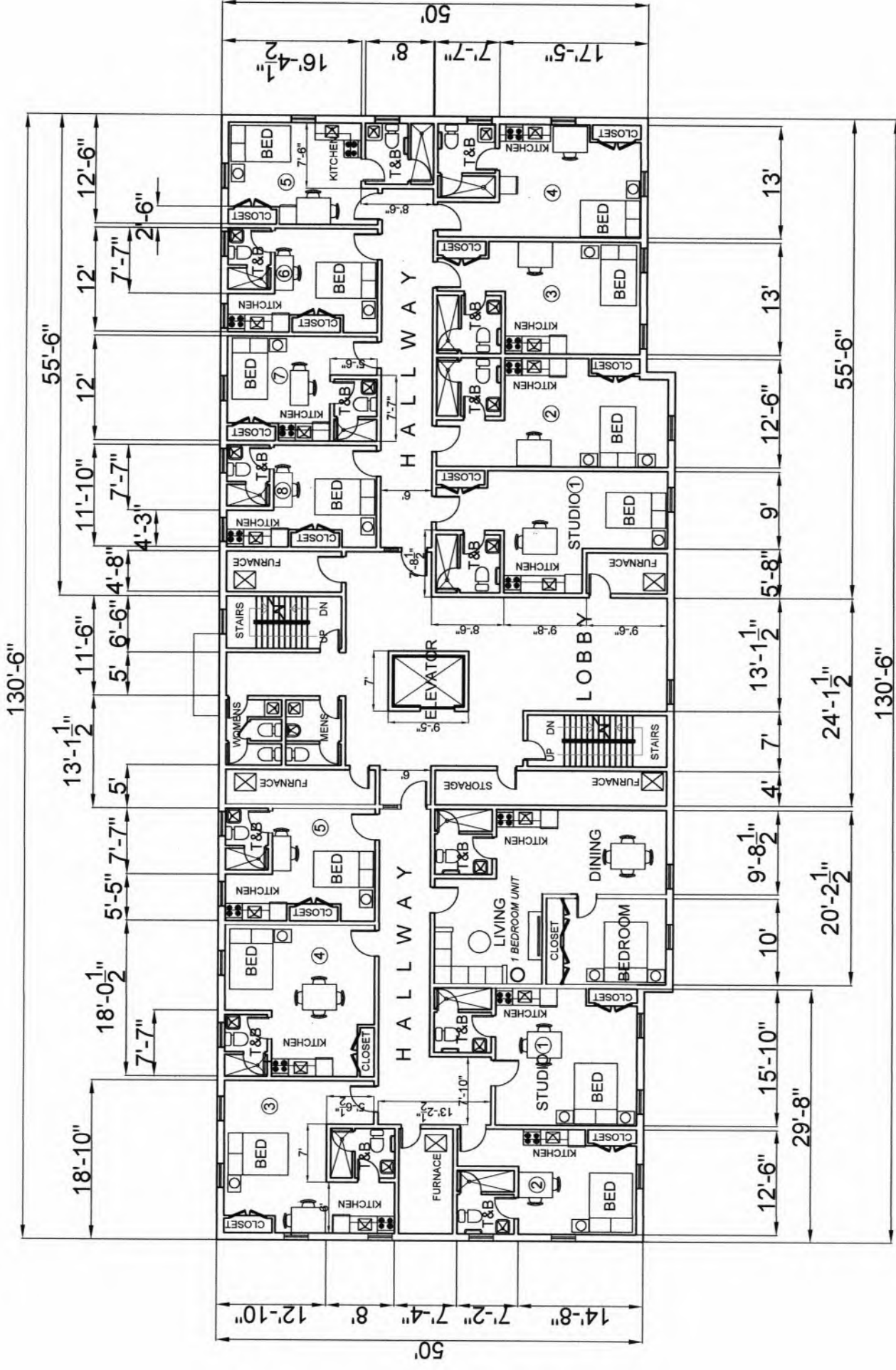
LOWER FLOOR PLAN

SCALE:

$\frac{1}{16}'' = 1'$



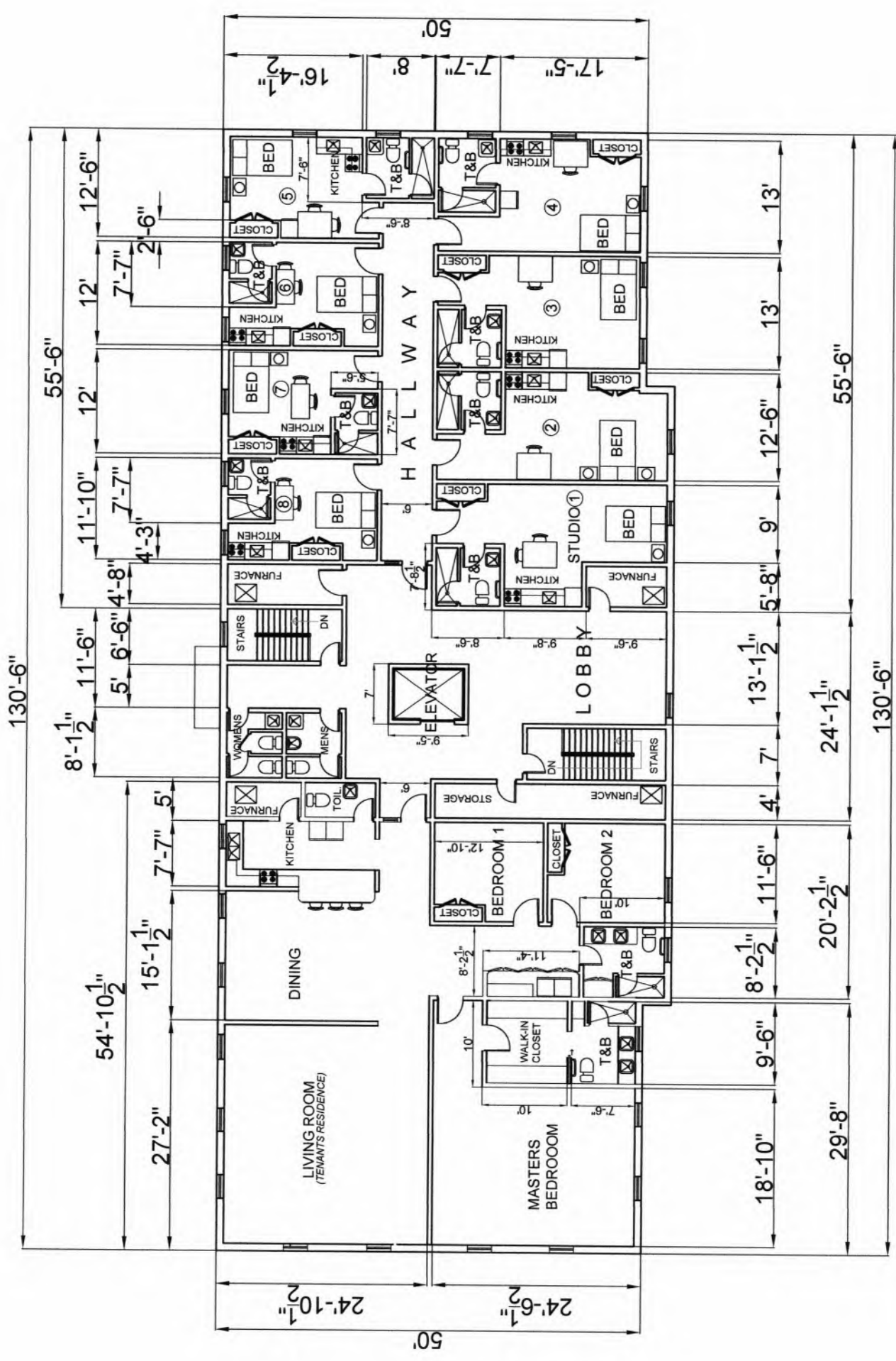
FIRST FLOOR PLAN
 SCALE: $\frac{1}{16}'' = 1'$



SECOND FLOOR PLAN

SCALE:

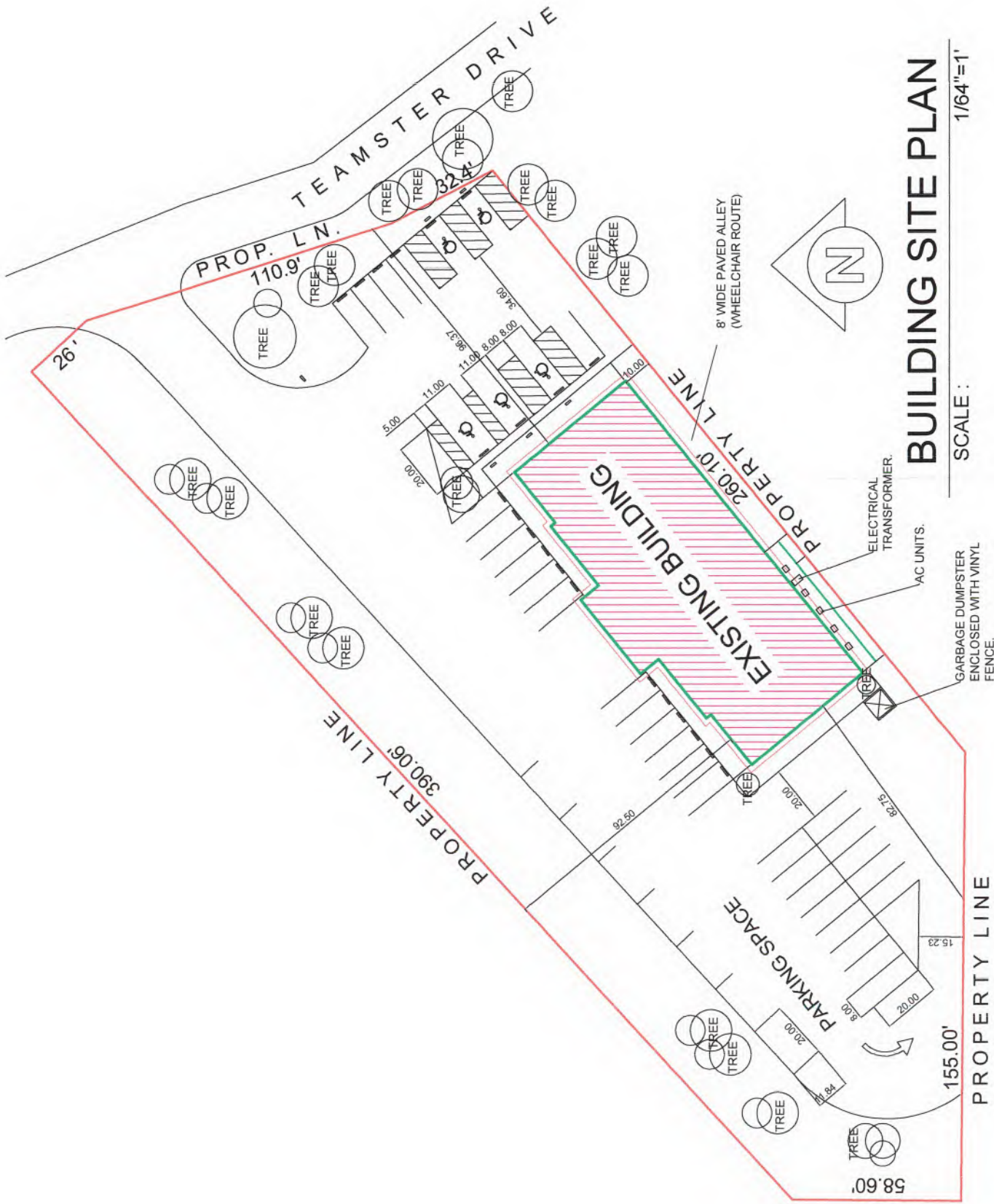
$\frac{1}{16}'' = 1'$



THIRD FLOOR PLAN

SCALE:

$\frac{1}{16}'' = 1'$



BUILDING SITE PLAN

1/64"=1'

SCALE :

PROPERTY LINE

