



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 6, 2017
CASE NO: PZ 17-10

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Bruce Mehl, to obtain a Special Use in a Class R-3 (Single Family Residential) District for an Assisted Living Facility for the property identified as Parcel Identification No. 14-19-204-014, with an address of 5200 N Hamilton Road, Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for the Almost Home Kids facility. Almost Home Kids provides transitional care in a home-like setting to children with complicated medical needs, training for their families, and respite care. The facility includes 12 single rooms for children ages birth to 21 years staying up to 120 days. The respite program allows for a stay of up to two weeks. The development is described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	27 parking spaces plus 2 handicap parking spaces. Total 29 spaces. Maximum by right = 11 (1 parking space per 3 residents plus 1 per employee)	None	Payment of \$4,000 impact fee or provide permeable parking surface for spaces over the 11 allowed by right
Mechanical & Utility Screening	Must be screened from view of the public right-of-way.	None	Prior to issuance of a building permit
Landscaping	Landscaping plan provides front yard and parking lot shade trees.	None	In compliance
Signs	None proposed	None	None
Exterior Lighting	Not to exceed ½ foot candle in parking lot and at the property line	None	Prior to issuance of a building permit
Setbacks& Yards	25 foot front yard and 5+ foot side yard as required by district.	None	In compliance
Height	35 feet. Maximum district height is 35 feet.	None	In compliance
Access & Circulation	Two driveways from Hamilton Rd lead to front door and parking.	None	No objection

BACKGROUND

Property Characteristics

The subject property contains 14.8 acres of land and is currently developed as the Wee Tee Golf Facility. The property is zoned Class R-3 (Single-Family Residential) and surrounded by R-3 (Single-Family Residential) zoning to the north, south, east, and west.

History

Wee Tee Golf facility opened in 1949 as a golf driving range. In 1992, a Special Use was approved to construct a miniature golf course. In 1996 an amendment to the Special Use was approved to construct a concession stand and storage building.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R3 (Single-Family Residential)

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 other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
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	Yes	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed Special Use for an Assisted Living Facility subject to the following conditions:

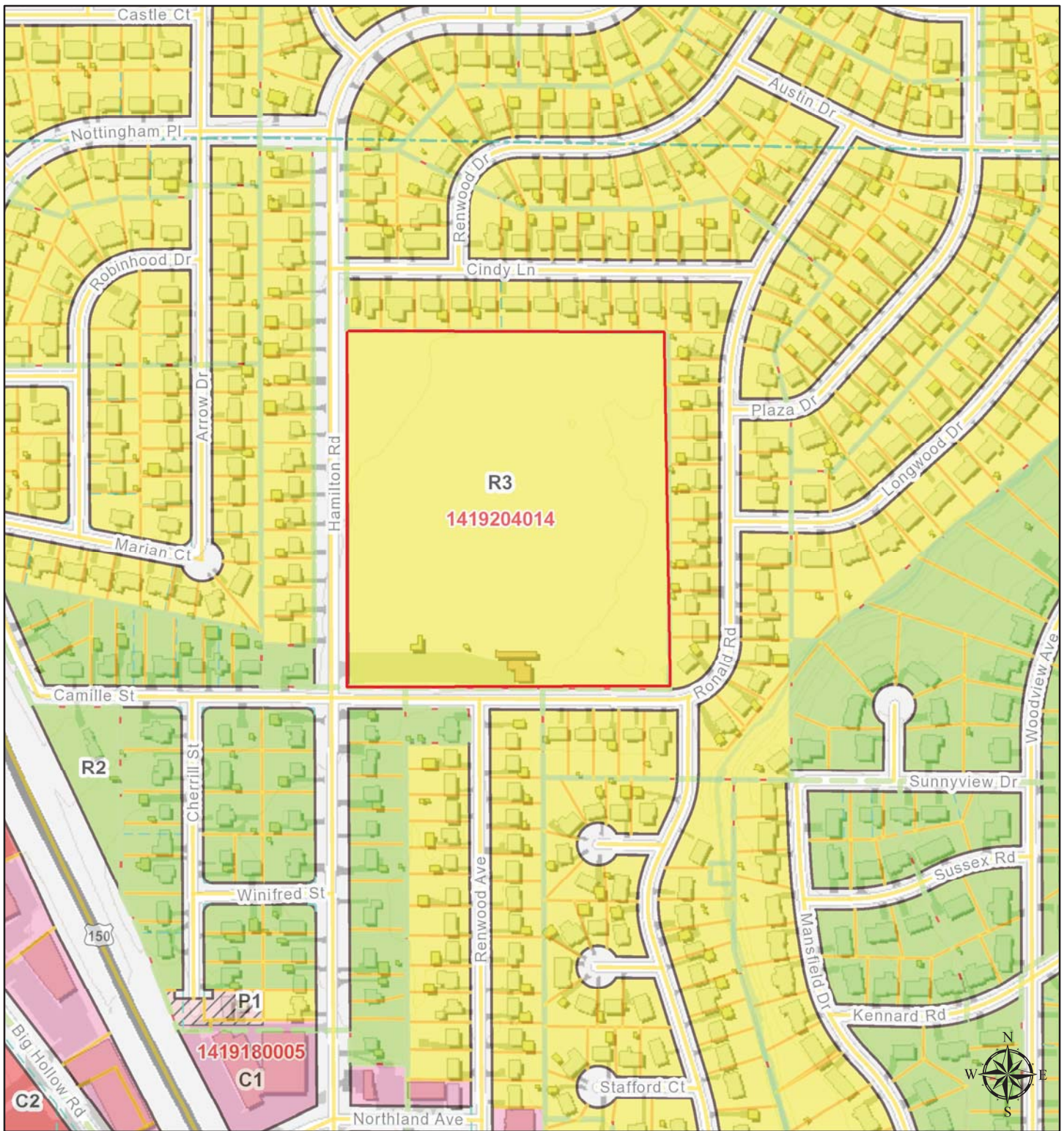
- 1) Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access.
- 2) All ground, wall, and roof top mechanical equipment must be screened from view.
- 3) Signage in compliance with the requirements of the Unified Development Code
- 4) Payment of parking impact fee or provide permeable parking surface for parking spaces in excess of 11.
- 5) Installation of sidewalk and curb along the entire property frontage on Hamilton Road and Camille Street. Drainage structures/inlets to be relocated or modified to accommodate the new sidewalk and curb.
- 6) Stormwater Management in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance.
- 7) Installation of a fire hydrant at the south entrance. Specific location to be determined by Fire Dept. and IL-AWC.

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
2. Aerial Photo
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings

5200 N Hamilton Rd

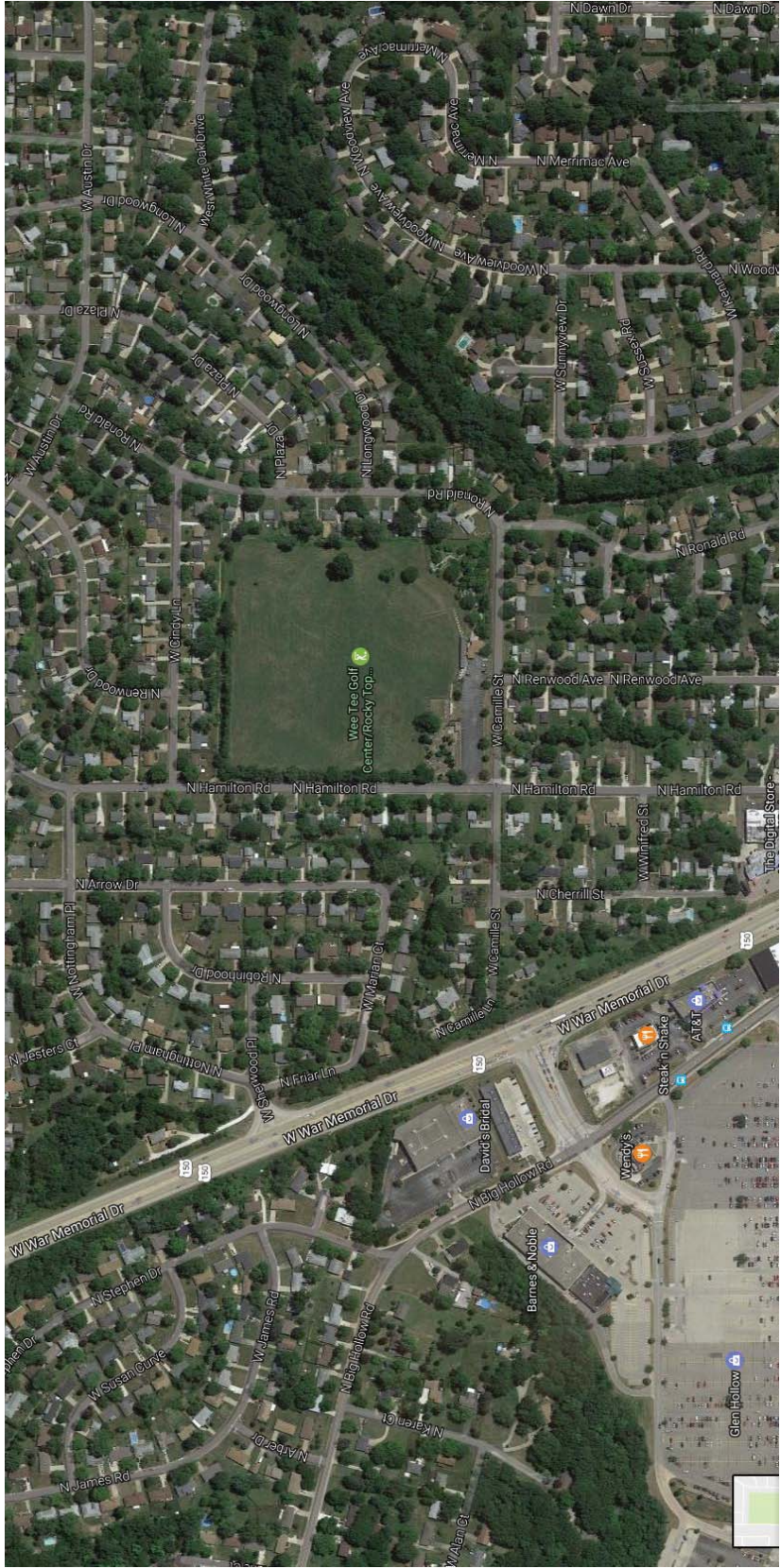


1 inch = 333 feet

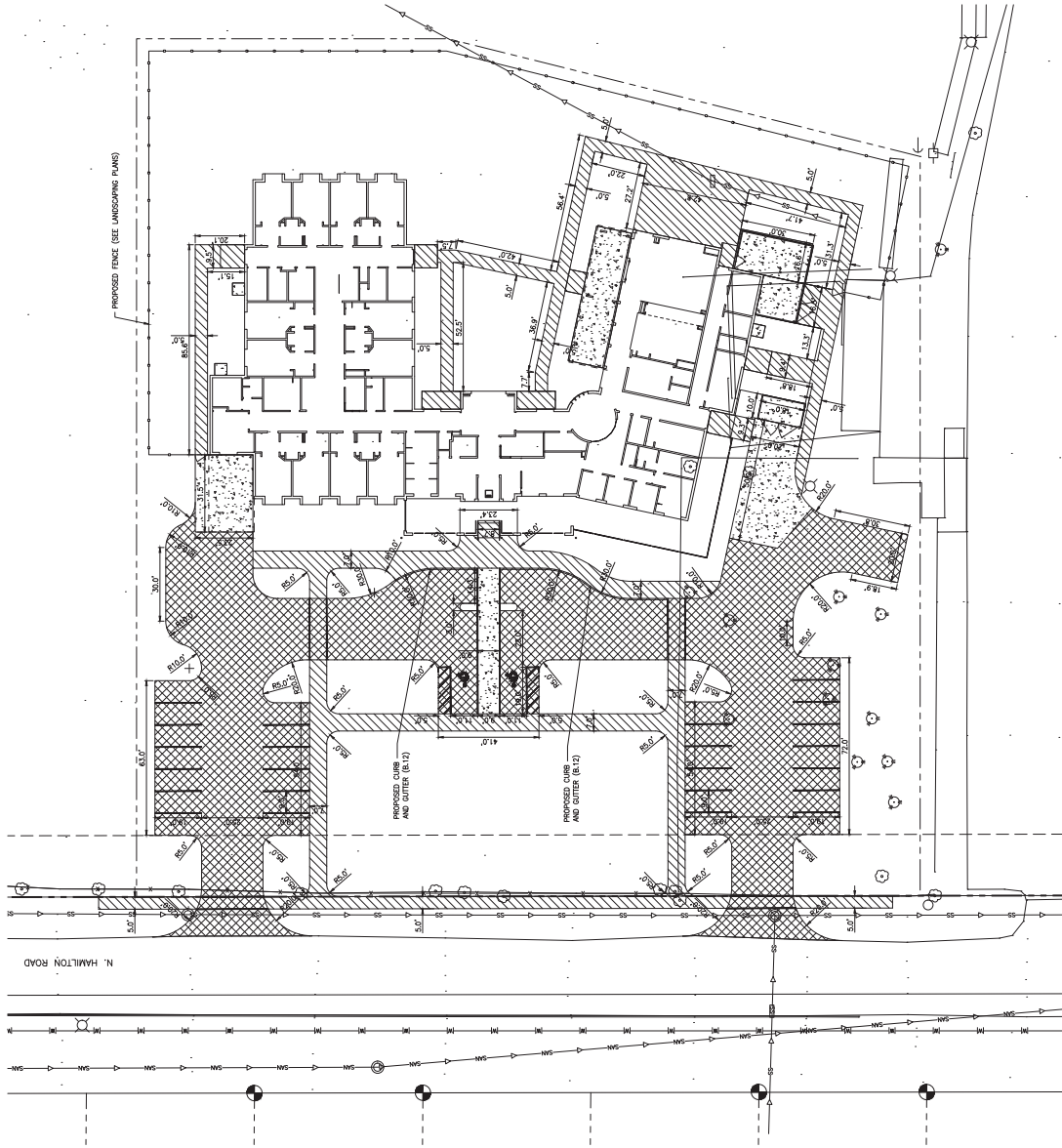


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/14/17
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100	ISSUED FOR PERMITS	11/14/17



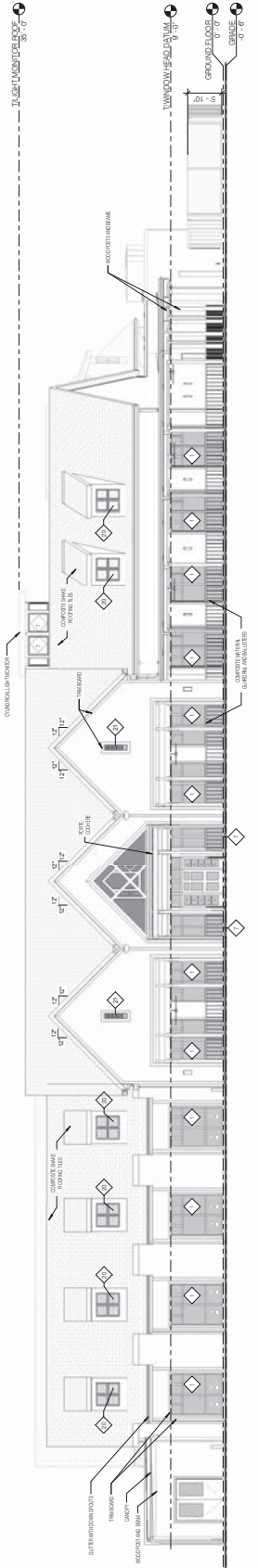
- SITE NOTES:
1. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING.
 2. BITUMINOUS PAVING AREAS SHALL BE 3" IMA ASPHALT OVER 8" 1.5-C DRIVEL.

GENERAL NOTES

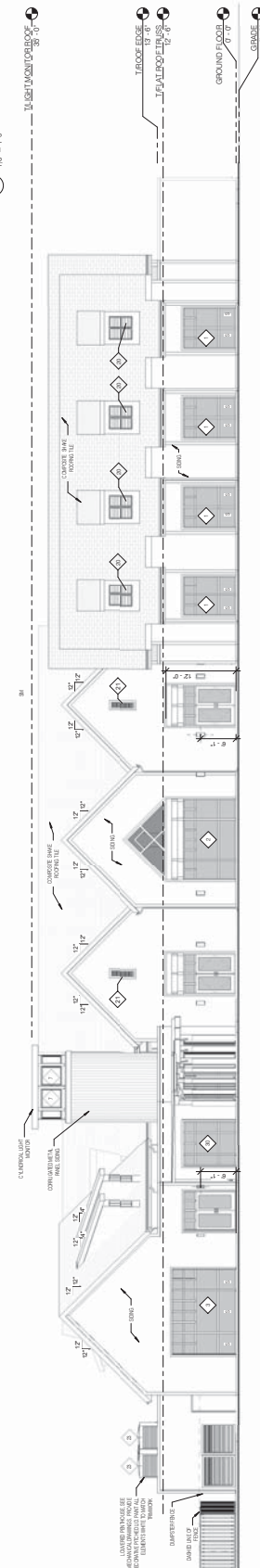
- 1. ALL WORK TO BE PERFORMED ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ARCHITECTURAL AND STRUCTURAL STEELWORK, AND THE SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE.
- 2. ALL WORK SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE ARCHITECT.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

LEGEND

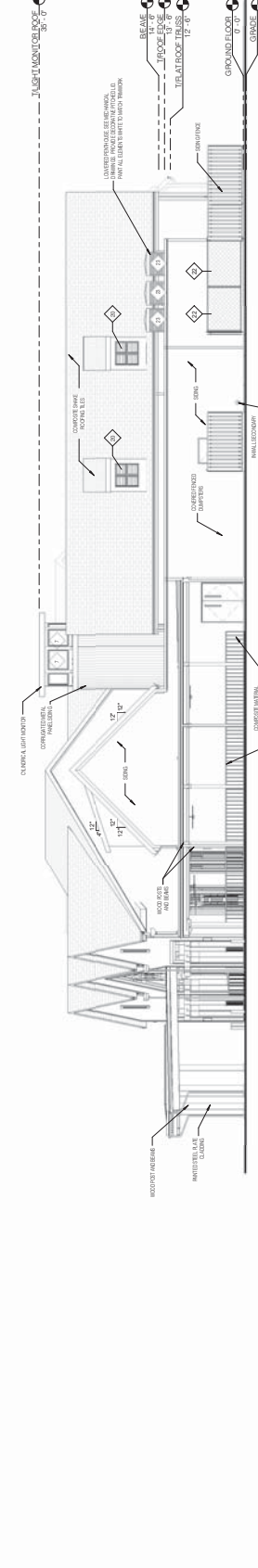
- REINFORCED CONCRETE
- CONCRETE
- GLASS
- CONCRETE ROOFING SYSTEM



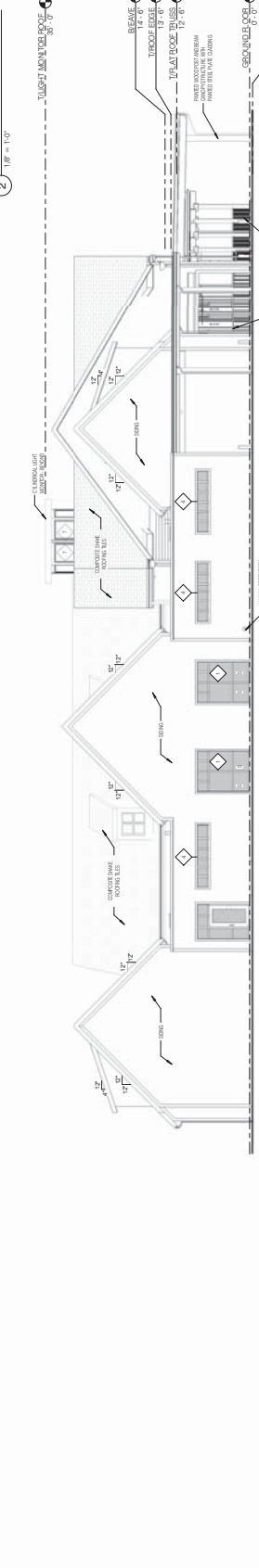
4 FRONT LEADER BOX - SIDE DETAIL
1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

ALMOST HOME KIDS
AHK PROTOTYPE BUILDING

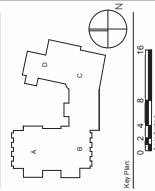


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PROTECTION AND SECURITY CONSULTANTS
K J W W
The AJW Group
100 WEST WASHINGTON ROAD, SUITE 400W
WILMINGTON, MA 01897-2009
PHONE: 617.261.2321
WWW.AJWGROUP.COM

**SET IN PROGRESS
NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/20/20
2	ISSUED FOR CONSTRUCTION	02/20/20
3	ISSUED FOR CONSTRUCTION	02/20/20
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10	ISSUED FOR CONSTRUCTION	02/20/20



Building Elevations
Project No. 220101483
Sheet No. A2-001

SET IN PROGRESS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY
02/02/2017	ISSUED FOR PERMIT	JBC



PLANTING NOTES

1. See notes on sheets L-101 through L-104 for specific plant recommendations. Contractor responsible for procurement of any and all materials, including but not limited to plant materials, unless otherwise noted.
2. Contractor responsible for ambient control for all seeded areas.
3. Tree multi-species turf areas are 5 feet diameter, 18" high, unless otherwise shown on site plans. Corrected forms are to be used for all other sizes.
4. Turf areas are to be seeded into an aluminum density of 3 boxes per 100 sq. ft. unless otherwise noted.
5. See notes on sheets L-101 through L-104 for specific plant recommendations and quantities. Turf areas are to be seeded with a mixture of 1/3 each of the following: 1/3 Turfgrass, 1/3 Sedum, and 1/3 other suitable ground cover. All plant materials are to be delivered to the site in full, ready-to-plant condition. Contractor responsible for procurement of any and all materials, including but not limited to plant materials, unless otherwise noted.
6. Plants and other materials are to be delivered to the site in full, ready-to-plant condition. Contractor responsible for procurement of any and all materials, including but not limited to plant materials, unless otherwise noted.

PLANTING LEGEND



PLANT MATERIAL LIST

Code	Botanical Name	Common Name	Size	Qty
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 1	1
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 2	2
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 3	3
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 4	4
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 5	5
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 6	6
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 7	7
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 8	8
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 9	9
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 10	10
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 11	11
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 12	12
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 13	13
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 14	14
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 15	15
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 16	16
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 17	17
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 18	18
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 19	19
ASHZ-5	Fraxinus americana 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C 20	20

Note:
All existing trees and shrubs on site are to be removed.

