



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Shannon Techie)
DATE: December 1, 2016
CASE NO: PZ 16-43

REQUEST: Public Hearing on the request of Ralph Hodges of CLS for Mark Peterson of Peterson Healthcare, to amend an existing Special Use, Ordinance Number 17,081, as amended, for Assisted Living, with the construction of a new building, in a Class R-3 (Single-Family Residential) District and a Class R-1 (Single-Family Residential) District, for the property located at 6414 N Mount Hawley Road (Parcel Identification Numbers 14-16-129-014 & 14-16-177-001), Peoria, Illinois. (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use for assisted living to demolish the existing building and build a new, 18,125 square foot, 1-story building, further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Building Material	The building will be face brick, with cement board panel columns.	N/A	None
Setbacks and yards	The petitioner is purposing to place the parking lot 1.5 feet from the front property line.	A waiver is requested to allow the parking lot to be placed in the required 25 foot front yard, at a setback of 12 feet from the front property line.	The DRB does not object to the this request if parking lot perimeter landscaping is provided, as shown on the attached site plan.
Parking Surface	<p>Petitioner is proposing a paved parking surface.</p> <p>The existing blacktop area at the east side of the property is going to be removed and crushed/reclaimed on the project for fill purposes as will a major part of the brick and concrete from the building. These areas will be planted in grass and will be mowed and maintained.</p>	N/A	<p>Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions. Alternative parking surfaces, such as permeable pavers and porous paving systems that promote sustainability and utilize effective on-site storm water management techniques, are encouraged.</p> <p>Any paving or resurfacing of the parking lot shall be completed by a contractor who is licensed and bonded with the City of Peoria.</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			<p>Parking lot permits are no longer required.</p> <p>Verify with Public Works that no portion of the parking lot is draining across the public right of way.</p>
Parking Number	24 parking spaces are proposed.	N/A	<p>There is no minimum parking requirement; however, there is a maximum requirement. For assisted living, there is a maximum number of 1 space for every three residents plus 1 per employee. Based on the Site Plan provided (30 units and 10 employees), a maximum of 20 parking spaces are allowed and 24 parking spaces are proposed. A fee for over parking, in the amount of \$1,000 is required.</p>
Disabled Parking	3 disabled parking spaces are proposed.	N/A	<p>Accessible parking spaces must 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.</p>
Exterior Lighting	2 light poles are proposed in the front parking area and wall packs are proposed for the building.	N/A	<p>Exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must never be allowed to shine directly onto adjacent residential properties and light sources shall be shielded from adjacent properties and shall be directed towards the ground. A photometric lighting plan is required prior to the issuance of a building permit.</p>
Mechanical and Utility Screening	A 7 foot tall masonry dumpster enclosure is proposed.	N/A	<p>Any existing or proposed rooftop or ground level mechanical equipment or utilities must be screened per Section 5-301 of the City Code.</p>
Fence	N/A	N/A	<p>All existing chain link fence located in the front yard (any portion in front of the building)</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			must be removed as part of this approval.
Landscaping	Parking lot, front yard, and transitional buffer yard landscaping will be provided as required and as shown on attached site plan. 3 trees are to be removed in the area where the building will set; however, all the perimeter trees in the yard areas will remain.	N/A	None
Sign	A monument sign is proposed. A lighted wall sign is proposed on the building.	N/A	Proposed signs require a separate building permit application. Any proposed signs must meet Unified Development Code requirements. For the monument sign, no signage can be placed on the brick area that extends along one side of the sign face.
Construction Documents	N/A	N/A	Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
Other	The neighbor's dog kennel encroachment does not concern us and will remain.	A waiver to allow the neighbors existing dog kennel, which encroaches on this property, within the required TBV, to remain.	Staff does not object to this request due to the existing conditions.

BACKGROUND

Property Characteristics

The subject property contains 5.67 acres of land currently developed with a school building and is zoned R-3 (Single-Family Residential) and R-1 (Single-Family Residential) District. The subject parcel is surrounded by R-1 (Single-Family Residence) District to the south, R-2 (Single Family Residential) District to the west and north, and R-1(Single-Family Residential) and R-3 (Single-Family Residential) District to the east.

The Comprehensive Plan Designation for the property is Public/Semi-public and Low Density Residential.

History

In 2014, a Special Use was granted for elderly housing within the existing building (former school), which is now termed assisted living per the Zoning Ordinance. In March of 2016, the special use was amended to obtain a waiver from the front yard setback to add additional parking, to obtain a waiver from the retaining wall requirements to increase the height beyond the allowed 3 feet, to extend the time to establish the Special Use, as it expired in March of 2016, and to allow a deck addition on the back of the property and a stairway addition on the south side of the building.

The property has historically been zoned as follows:

Date	Zoning
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R1 (Single-Family Residential) and R-3 (Single-Family Residential) District

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 parking lot within the required 25 foot front yard, at a setback of 12 feet from the front property line.
2. A waiver to allow the neighbors existing dog kennel, which encroaches on this property, within the required TBY, to remain.
3. Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.
4. Any paving or resurfacing of the parking lot shall be completed by a contractor who is licensed and bonded with the City of Peoria. Parking lot permits are no longer required.

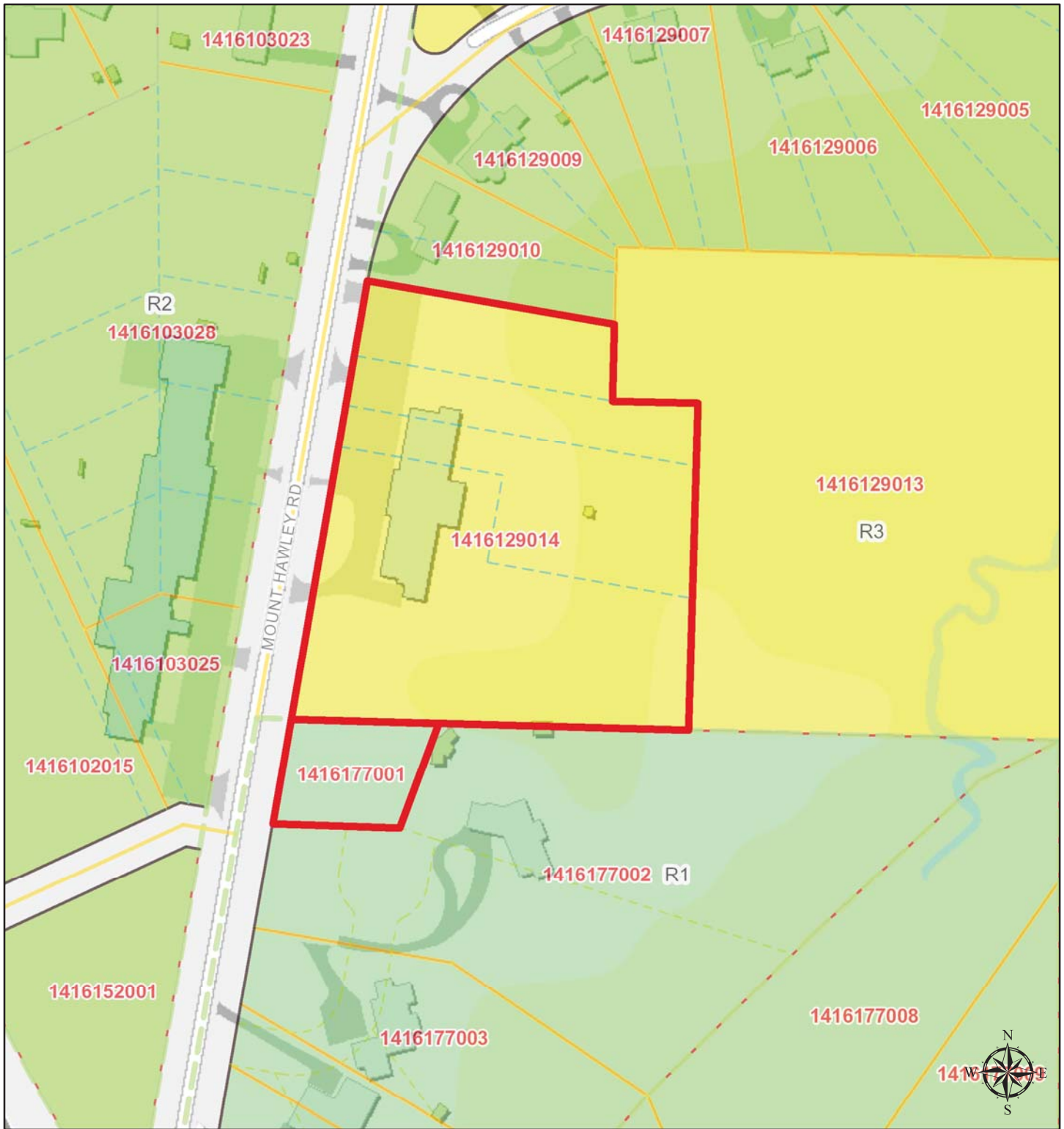
5. Verify with Public Works that no portion of the parking lot is draining across the public right of way.
6. A fee for over parking, in the amount of \$1,000 is required.
7. Accessible parking spaces must 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
8. Exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. A photometric lighting plan is required prior to the issuance of a building permit.
9. Any existing or proposed rooftop or ground level mechanical equipment or utilities must be screened per Section 5-301 of the City Code.
10. All existing chain link fence located in the front yard (any portion in front of the building) must be removed as part of this approval.
11. Proposed signs require a separate building permit application. Any proposed signs must meet Unified Development Code requirements.
12. For the monument sign, no signage can be placed on the brick area that extends along one side of the sign face.
13. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
14. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method.

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. 2015 Aerial Photo
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Estimated Traffic Generation

6414 N Mt Hawley 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

Peoria County, IL, HERE, USGS



6414 N Mt Hawley Rd Aerial Photo



1 inch = 83 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

Peoria County, IL, HERE, USGS



LEGAL DESCRIPTION

TRACT I:
 LOTS 97, 98, 99, AND 100 IN HIGH POINT SECTION II, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 9 AND THE NORTH HALF OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT II:
 LOT 6 (NOW VACATED) OF THE RE-SUBDIVISION OF RIDGE LANE SUBDIVISION, A SUBDIVISION OF ALL OF LOT 3 (LESS SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

STATE OF ILLINOIS
 COUNTY OF PEORIA

WE, CONSOLIDATED LAND SURVEYING, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY AND PREPARED A BOUNDARY, TOPOGRAPHY & UTILITY SURVEY OF LOTS 97, 98, 99 AND 100 OF HIGH POINT SECTION 2 AND LOT 6 OF RIDGE LANE SUBDIVISION RESUB ALL BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF ILLINOIS AS DESCRIBED AND SHOWN BY THE ATTACHED PLAT. THIS IS A CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY US AND DRAWN TO A SCALE OF 1" = 20 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, A.D. 2015.

CONSOLIDATED LAND SURVEYING, INC.



R. RALPH HODGES, ILLINOIS LAND SURVEYOR No. 2812

EXPIRES: 11-30-16

SITE DATA:

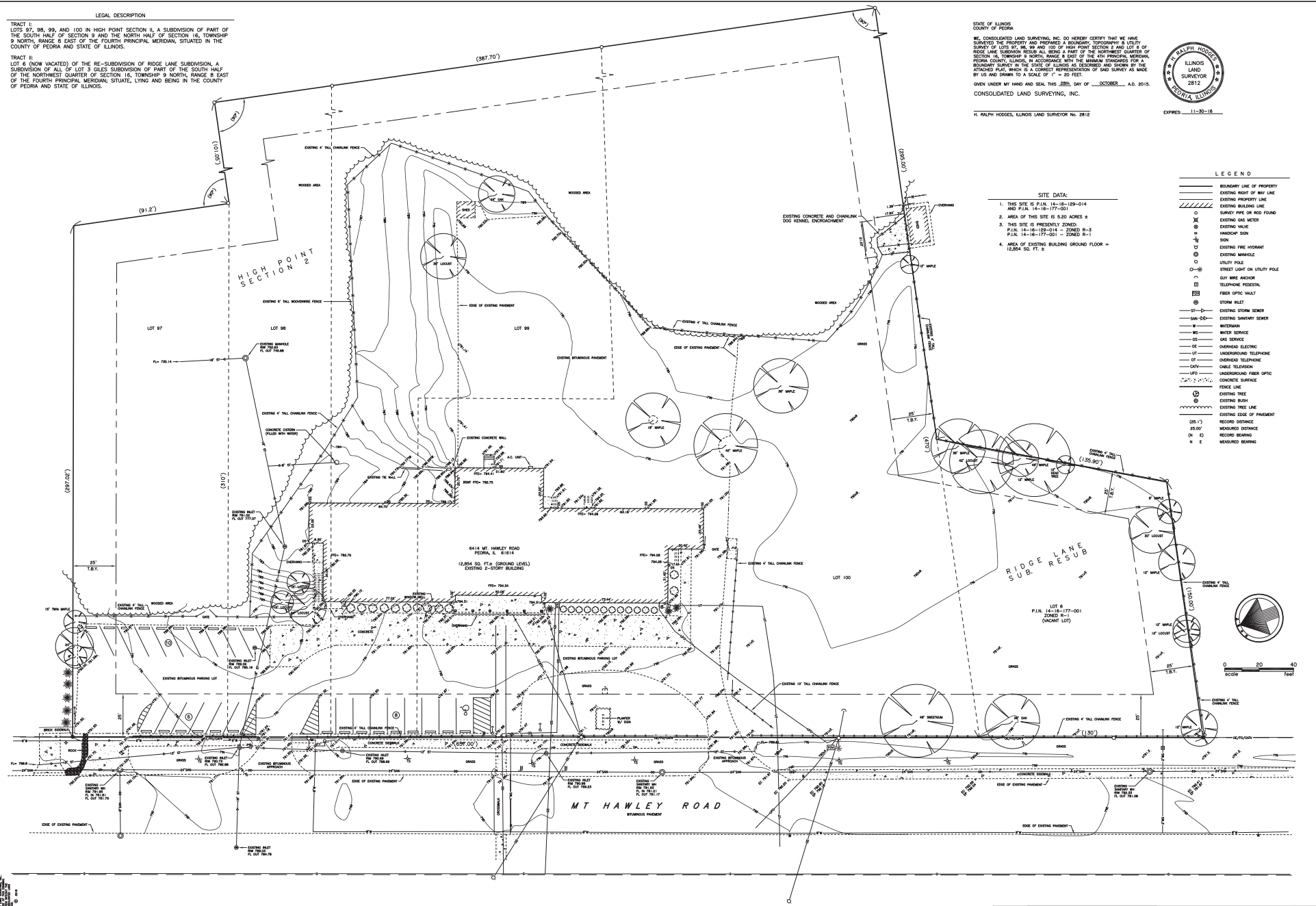
1. THIS SITE IS P.L.N. 14-16-128-014 AND P.L.N. 14-16-177-001
2. AREA OF THIS SITE IS 5.20 ACRES ±
3. THIS SITE IS PRESENTLY ZONED: P.L.N. 14-16-128-014 - ZONED R-3 P.L.N. 14-16-177-001 - ZONED R-1
4. AREA OF EXISTING BUILDING GROUND FLOOR = 12,854 SQ. FT. ±

LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING BUILDING LINE
- SURVEY PIPE OR ROD FOUND
- ⊗ EXISTING GAS METER
- ⊙ EXISTING WALK
- ⊕ MANHOLE SIGN
- ⊖ SIGN
- ⊗ EXISTING FIRE HYDRANT
- ⊘ EXISTING MANHOLE
- ⊙ UTILITY POLE
- ⊙ STREET LIGHT ON UTILITY POLE
- ⊙ CITY WIRE HOOK
- ⊙ TELEPHONE PEDestal
- ⊙ FIBER OPTIC WALK
- ⊙ STORM INLET
- EXISTING STORM SEWER
- SAN-SD EXISTING SANITARY SEWER
- W WATERMAIN
- WS WATER SERVICE
- GS GAS SERVICE
- OE OVERHEAD ELECTRIC
- UT UNDERGROUND TELEPHONE
- OF OVERHEAD TELEPHONE
- CDT CABLE TELEVISION
- UFD UNDERGROUND FIBER OPTIC
- CONCRETE SURFACE
- FENCE LINE
- ⊙ EXISTING TREE
- EXISTING HIGH
- EXISTING TREE LINE
- EXISTING EDGE OF PAVEMENT
- MEASURED DISTANCE
- MEASURED DISTANCE
- RECORD BEARING
- MEASURED BEARING



0 20 40
 Feet
 SCALE

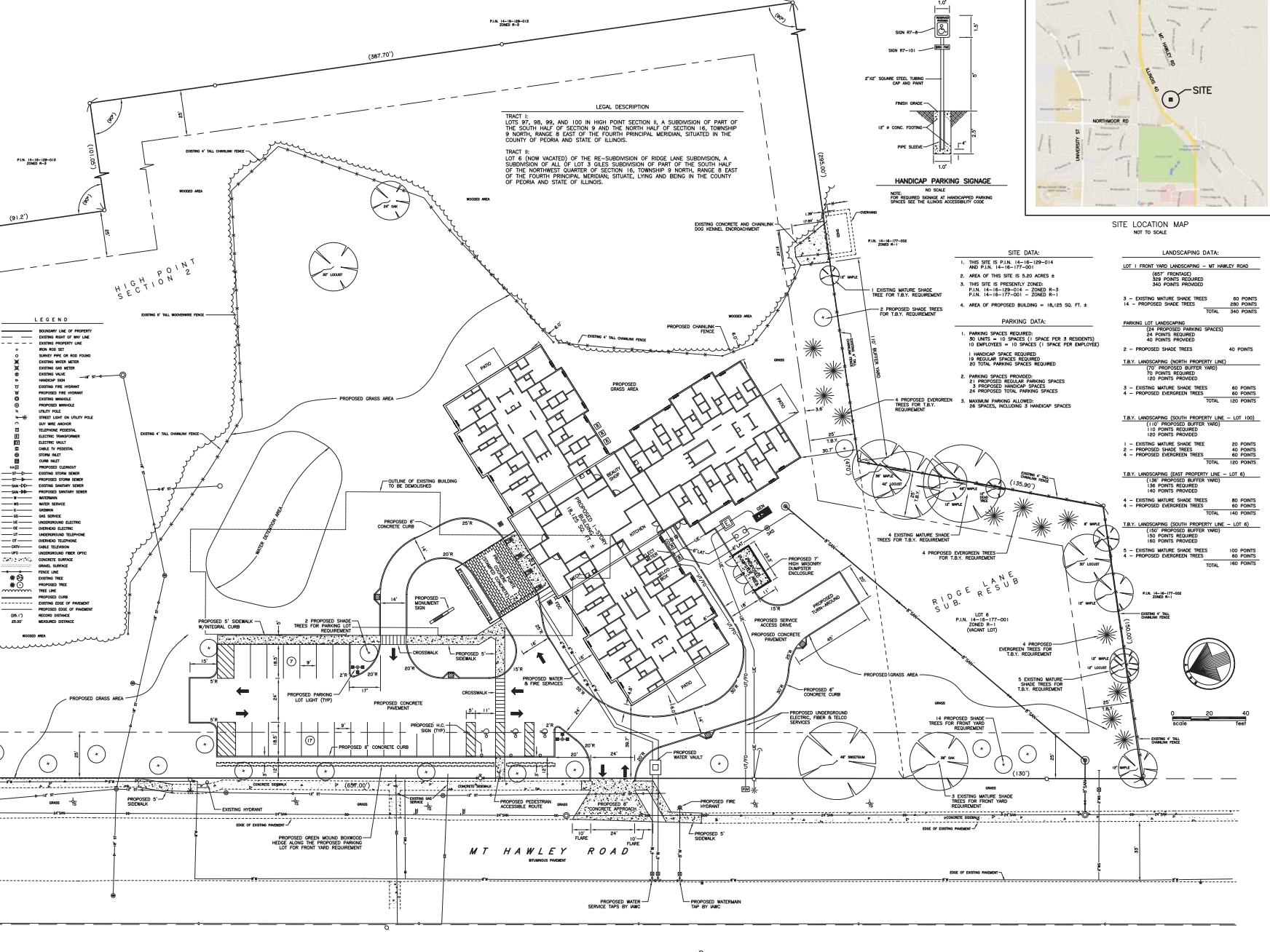


DATE: 11-16-16
 DRAWN BY: JMC
 CHECKED BY: MCH
 SURVEYED BY: JMC
 COPIED BY: JMC

SCALE: 1" = 20' DRAWN BY: JMC CHECKED BY: MCH SURVEYED BY: JMC COPIED BY: JMC	CLIS CONSOLIDATED LAND SURVEYING, INC. 1300 N. COMMERCE DR. STE. 200 • PEORIA, ILLINOIS 61615 LAND SURVEYORS AND PROFESSIONAL ENGINEERS 309-222-8282 www.clisurvey.com	BOUNDARY, TOPOGRAPHY & UTILITY SURVEY FOR HIGH POINT VISTA DATE: 11-16-16 P.L.N. 14-16-128-014 P.L.N. 14-16-177-001	SHEET C7
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SITE CONSTRUCTION NOTES:

1. ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE BOUNDARY AND BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
2. ALL SITE LANDSCAPING, QUANTITY, SIZE AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
3. ALL SITE STORAGE (PILON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. A STORAGE PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
4. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
5. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
6. ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
7. ALL ROOF DRAINING AND WALL MOUNTED MECHANICAL EQUIPMENT AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM THE PUBLIC AND ACCORDING WITH ARTICLE 16.10 OF THE CITY OF PEORIA ZONING ORDINANCE.
8. ANY UTILITY WORK IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY.
9. DRIVE APPROACH CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A FEDERAL PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
10. PAVING LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A FEDERAL PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
11. SITE LANDSCAPING SHOULD BE ONLY INTENDED TO MEET MINIMUM LANDSCAPE REQUIREMENTS. AN IRRIGATION SYSTEM SHOULD ALSO BE PROVIDED FOR FULL COVERAGE FOR ALL LANDSCAPED AREAS. ALL LANDSCAPED AREAS SHALL BE MAINTAINED, SOODED OR SEEDS.
12. THE CONTRACTOR SHALL CONTACT THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT (309-444-2813) FOR PERMITS AND TO DETERMINE THE LOCATION OF ALL SIDEWALK CONSTRUCTION.
13. THE LANDSCAPING CONTRACTOR SHALL INCLUDE THE PROVISIONS IN THE LANDSCAPING ALLOWANCE. A LANDSCAPING PLAN AND IRRIGATION PLAN SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
14. A SEPARATE PHOTOGRAPHIC PLAN SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL.
15. AN EROSION, SEDIMENT AND STORM WATER CONTROL PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
16. AN EROSION CONTROL PERMIT FROM THE ILLINOIS EPA WILL BE REQUIRED FOR THIS PROJECT.
17. A LAKE/PAVEMENT/SEWERAGE/STORM PERMIT MAY BE REQUIRED FROM THE CITY OF PEORIA FOR THIS PROJECT.
18. ANY PAVING OR RESURFACING OF THE LOT SHALL BE COMPLETED BY A CONTRACTOR WHO IS LICENSED AND BONDED WITH THE CITY OF PEORIA. SEAL COAT DOES NOT REQUIRE A PERMIT. HOWEVER, ALL 4-STEP/THICK MOST COMPLY WITH THE CURRENT CODE.



LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- 12" WATER MAIN
- 18" WATER MAIN
- 24" WATER MAIN
- 30" WATER MAIN
- 36" WATER MAIN
- 42" WATER MAIN
- 48" WATER MAIN
- 54" WATER MAIN
- 60" WATER MAIN
- 66" WATER MAIN
- 72" WATER MAIN
- 78" WATER MAIN
- 84" WATER MAIN
- 90" WATER MAIN
- 96" WATER MAIN
- 102" WATER MAIN
- 108" WATER MAIN
- 114" WATER MAIN
- 120" WATER MAIN
- 126" WATER MAIN
- 132" WATER MAIN
- 138" WATER MAIN
- 144" WATER MAIN
- 150" WATER MAIN
- 156" WATER MAIN
- 162" WATER MAIN
- 168" WATER MAIN
- 174" WATER MAIN
- 180" WATER MAIN
- 186" WATER MAIN
- 192" WATER MAIN
- 198" WATER MAIN
- 204" WATER MAIN
- 210" WATER MAIN
- 216" WATER MAIN
- 222" WATER MAIN
- 228" WATER MAIN
- 234" WATER MAIN
- 240" WATER MAIN
- 246" WATER MAIN
- 252" WATER MAIN
- 258" WATER MAIN
- 264" WATER MAIN
- 270" WATER MAIN
- 276" WATER MAIN
- 282" WATER MAIN
- 288" WATER MAIN
- 294" WATER MAIN
- 300" WATER MAIN
- 306" WATER MAIN
- 312" WATER MAIN
- 318" WATER MAIN
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- 330" WATER MAIN
- 336" WATER MAIN
- 342" WATER MAIN
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- 354" WATER MAIN
- 360" WATER MAIN
- 366" WATER MAIN
- 372" WATER MAIN
- 378" WATER MAIN
- 384" WATER MAIN
- 390" WATER MAIN
- 396" WATER MAIN
- 402" WATER MAIN
- 408" WATER MAIN
- 414" WATER MAIN
- 420" WATER MAIN
- 426" WATER MAIN
- 432" WATER MAIN
- 438" WATER MAIN
- 444" WATER MAIN
- 450" WATER MAIN
- 456" WATER MAIN
- 462" WATER MAIN
- 468" WATER MAIN
- 474" WATER MAIN
- 480" WATER MAIN
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- 504" WATER MAIN
- 510" WATER MAIN
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- 534" WATER MAIN
- 540" WATER MAIN
- 546" WATER MAIN
- 552" WATER MAIN
- 558" WATER MAIN
- 564" WATER MAIN
- 570" WATER MAIN
- 576" WATER MAIN
- 582" WATER MAIN
- 588" WATER MAIN
- 594" WATER MAIN
- 600" WATER MAIN
- 606" WATER MAIN
- 612" WATER MAIN
- 618" WATER MAIN
- 624" WATER MAIN
- 630" WATER MAIN
- 636" WATER MAIN
- 642" WATER MAIN
- 648" WATER MAIN
- 654" WATER MAIN
- 660" WATER MAIN
- 666" WATER MAIN
- 672" WATER MAIN
- 678" WATER MAIN
- 684" WATER MAIN
- 690" WATER MAIN
- 696" WATER MAIN
- 702" WATER MAIN
- 708" WATER MAIN
- 714" WATER MAIN
- 720" WATER MAIN
- 726" WATER MAIN
- 732" WATER MAIN
- 738" WATER MAIN
- 744" WATER MAIN
- 750" WATER MAIN
- 756" WATER MAIN
- 762" WATER MAIN
- 768" WATER MAIN
- 774" WATER MAIN
- 780" WATER MAIN
- 786" WATER MAIN
- 792" WATER MAIN
- 798" WATER MAIN
- 804" WATER MAIN
- 810" WATER MAIN
- 816" WATER MAIN
- 822" WATER MAIN
- 828" WATER MAIN
- 834" WATER MAIN
- 840" WATER MAIN
- 846" WATER MAIN
- 852" WATER MAIN
- 858" WATER MAIN
- 864" WATER MAIN
- 870" WATER MAIN
- 876" WATER MAIN
- 882" WATER MAIN
- 888" WATER MAIN
- 894" WATER MAIN
- 900" WATER MAIN
- 906" WATER MAIN
- 912" WATER MAIN
- 918" WATER MAIN
- 924" WATER MAIN
- 930" WATER MAIN
- 936" WATER MAIN
- 942" WATER MAIN
- 948" WATER MAIN
- 954" WATER MAIN
- 960" WATER MAIN
- 966" WATER MAIN
- 972" WATER MAIN
- 978" WATER MAIN
- 984" WATER MAIN
- 990" WATER MAIN
- 996" WATER MAIN
- 1000" WATER MAIN

SITE DATA:

1. THIS SITE IS P.L.N. 14-16-129-014 (637' FRONTAGE)
2. AREA OF THIS SITE IS 5.20 ACRES
3. THIS SITE IS PRESENTLY ZONED: P.L.N. 14-16-129-014 = ZONED R-3 P.L.N. 14-16-177-001 = ZONED R-1
4. AREA OF PROPOSED BUILDING = 18,125 SQ. FT. &

PARKING DATA:

1. PARKING SPACES REQUIRED: 20 UNITS = 10 SPACES (1 SPACE PER 2 RESIDENTS) 10 EMPLOYEES = 10 SPACES (1 SPACE PER EMPLOYEE) 20 TOTAL PARKING SPACES REQUIRED
2. PARKING SPACES PROVIDED: 21 PROPOSED REGULAR PARKING SPACES 3 PROPOSED HANDICAP SPACES 24 PROPOSED TOTAL PARKING SPACES
3. MAXIMUM PARKING ALLOWED: 28 SPACES, INCLUDING 3 HANDICAP SPACES

LANDSCAPING DATA:

1. FRONT YARD LANDSCAPING - MT HAWLEY ROAD 120 POINTS REQUIRED 340 POINTS PROVIDED
2. EXISTING MATURE SHADE TREES 60 POINTS 14 - PROPOSED SHADE TREES 280 POINTS TOTAL 240 POINTS

PARKING LOT LANDSCAPING:

1. PROPOSED REGULAR PARKING SPACES 24 (24 PROPOSED PARKING SPACES) 24 POINTS PROVIDED
2. PROPOSED HANDICAP SPACES 3 (3 PROPOSED HANDICAP SPACES) 120 POINTS PROVIDED
3. EXISTING MATURE SHADE TREES 60 POINTS 4 - PROPOSED EVERGREEN TREES 80 POINTS TOTAL 120 POINTS

T.B.V. LANDSCAPING (NORTH PROPERTY LINE - LOT 150):

1. EXISTING MATURE SHADE TREES 80 POINTS
2. PROPOSED EVERGREEN TREES 40 POINTS TOTAL 120 POINTS

T.B.V. LANDSCAPING (EAST PROPERTY LINE - LOT 6):

1. EXISTING MATURE SHADE TREES 80 POINTS
2. PROPOSED EVERGREEN TREES 80 POINTS TOTAL 160 POINTS

T.B.V. LANDSCAPING (SOUTH PROPERTY LINE - LOT 150):

1. EXISTING MATURE SHADE TREES 100 POINTS
2. PROPOSED EVERGREEN TREES 60 POINTS TOTAL 160 POINTS

T.B.V. LANDSCAPING (SOUTH PROPERTY LINE - LOT 6):

1. EXISTING MATURE SHADE TREES 100 POINTS
2. PROPOSED EVERGREEN TREES 60 POINTS TOTAL 160 POINTS

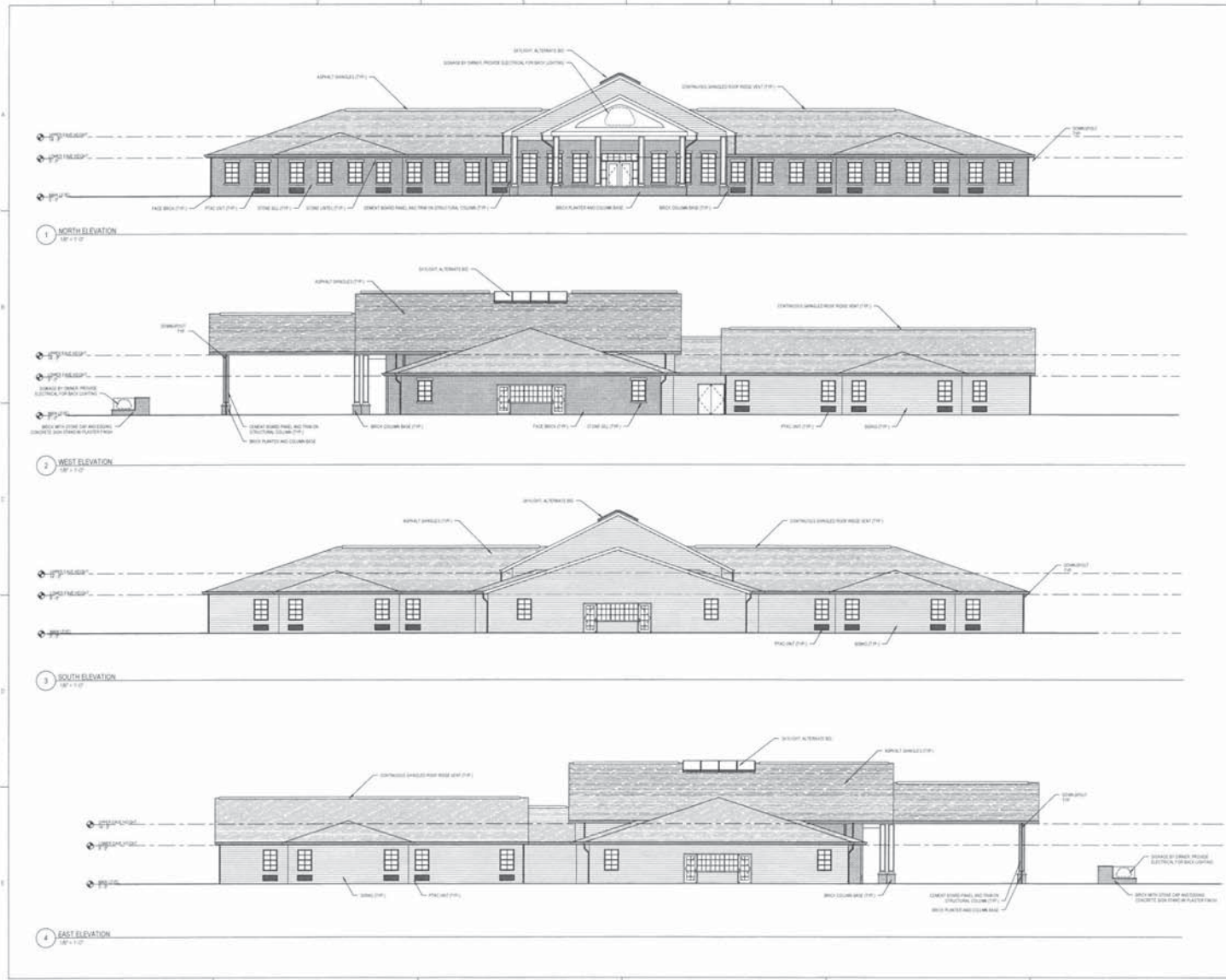
SCALE: 1" = 20'

DESIGNED BY: JMC
 DRAWN BY: JMC
 CHECKED BY: JMC
 IN CHARGE BY: JMC
 DATE: 11-23-16

CLS
 CONSULTING LANDSCAPE ARCHITECTS, INC.
 1300 W. COMMERCE DR., STE. 200 - PEORIA, ILLINOIS 61615
 LAND SURVEYING AND PROFESSIONAL ENGINEERS
 (309) 696-8484
 www.cls-llc.com

SITE PLAN FOR HIGH POINT VISTA

DATE: 11-23-16
 SHEET: 9571-9-B-160-04



DORIS KUMER ARCHITECTS
 100 HARRISON STREET
 PEORIA, IL 61602
 P. 309.252.0100

**HIGH POINT VISTA MEMORY
 CARE FACILITY**
 Peterson Health Care
 6413 N MT. HAWLEY RD, PEORIA, IL - 61614
 DKA PROJECT NO: 16-032

KEY PLAN

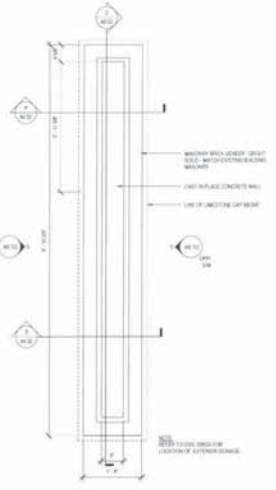
SHEET STATUS: 1/20/2015
 PROGRESS SET

NO.	DESCRIPTION	DATE

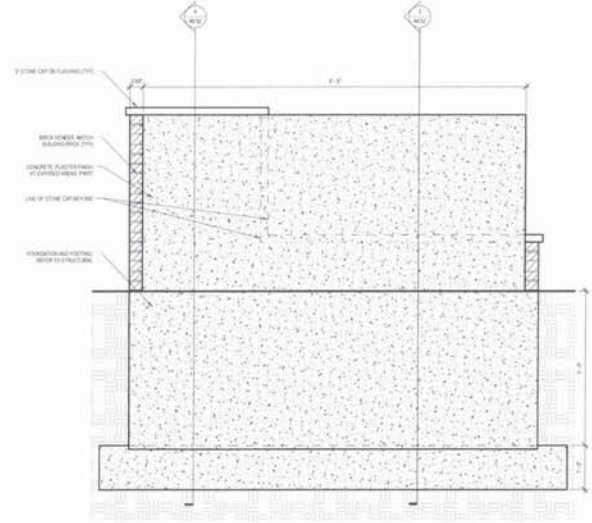
SHEET TITLE
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER
A4.01

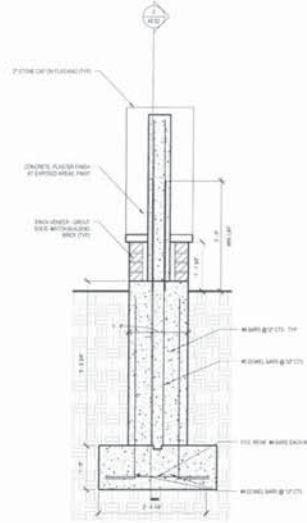
11/20/15 10:40 AM



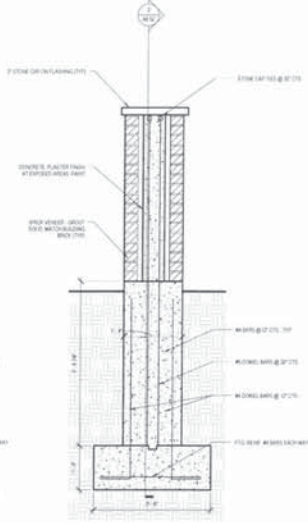
1 ENLARGED EXTERIOR SIGNAGE
1" = 1'-0"



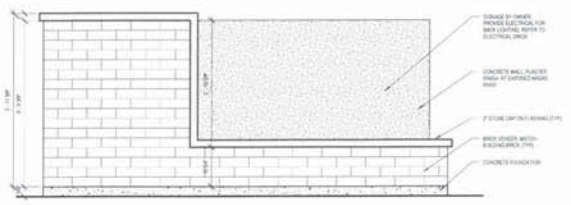
2 SIGNAGE SECTION 01
1" = 1'-0"



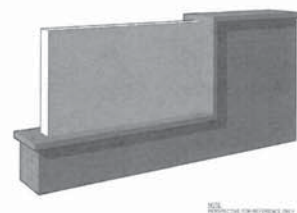
3 SIGNAGE SECTION 02
1" = 1'-0"



4 SIGNAGE SECTION 03
1" = 1'-0"



5 EXTERIOR SIGNAGE ELEVATION
1" = 1'-0"



6 SIGNAGE PERSPECTIVE



PROJECT OF RECORD
SERVENCIA KEMER ARCHITECTS
105 N HALSTED STREET, SUITE 301
CHICAGO, IL 60611
P. 312.464.8800

STRUCTURAL
HANNON PROFESSIONAL SERVICES INC
800 N UNIVERSITY ST, SUITE 200
PEORIA, ILLINOIS 61614
T. 309.691.8902

SEFM CONSULTING ENGINEERS
105 EAST 27RD AVE
COAL VALLEY, ILLINOIS 61240
T. 309.363.1310

**High Point Vista Memory Care Facility
For Petersen Health Care**
6413 N MT HAWLEY RD, PEORIA, IL 61614
DKA PROJECT NO: 15-027

KEY PLAN

SHEET STATUS: 04/04/19

ISSUED FOR BID PACKAGE #3

NO.	DESCRIPTION	DATE
1	PREPARED BY	DATE
2	REVISIONS BY	DATE
3	REVISIONS BY	DATE
4	REVISIONS BY	DATE
5	REVISIONS BY	DATE
6	REVISIONS BY	DATE
7	REVISIONS BY	DATE
8	REVISIONS BY	DATE
9	REVISIONS BY	DATE
10	REVISIONS BY	DATE

SHEET TITLE:
EXTERIOR SIGNAGE
PLAN, SECTION, &
DETAILS

SHEET NUMBER:
A6.52

WORKSHEET NO.

HIGHPOINT VISTA ASSISTED LIVING

3-5-2016

Instructions: Enter Numbers into the "Expected Units" In the Corresponding Yellow Column		Trip Generation Rates from the 8th Edition ITE Trip Generation Report								
		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room			KSF ² : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously					
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (Independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA					
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	NA	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	0	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	NA	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	59%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%	25.7	95	7	4	3
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA

