



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: July 5, 2018

CASE NO: PZ 18-27

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Kelly Thompson of Ronald McDonald House Charities of Central Illinois to obtain a Special Use with waivers, in a Class R-8 (Multi-Family Residential) District for a Rooming House (Ronald McDonald House), for the property with an address of 401/405 NE Monroe Avenue (Parcel Identification Nos. 18-04-476-006 and 18-04-476-007), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a Rooming House to construct a Ronald McDonald House. The facility will include 36 rooms for families with sick children needing medical care and resources. The proposed building is 40,000 sq. ft. in size and 4 stories tall with a maximum height of 65 feet. The development site includes the principal structure, an accessory shed, an outdoor patio, and a playground area with 6-foot tall fencing. Additional details of the project are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	4 on-site parking spaces one of which is handicap accessible. Additional parking shared with adjacent property and parking lot across Spalding Avenue.	None	None
Mechanical & Utility Screening	Refuse enclosure located in the rear yard with encroachment onto adjacent property.	None	Enclosure must be located entirely within the property lines of the subject property.
Landscaping	No landscaping plan provided.	None	Landscaping plan required prior to issuance of a building permit.
Signs	Two wall signs and one freestanding sign. Zoning district allows 1 sign either wall mounted or freestanding with a maximum height of 5 feet and 20 sq. ft. in size.	Increase the number of allowed signs from 1 to 3 and allow the freestanding sign size up to 70 sq. ft.	Reduce the proposed freestanding sign to 5 feet in height and 20 sq. ft. in size as compatible with surrounding neighborhood.
Exterior Lighting	Not to exceed ½ foot candle in new parking lot and at property line	None	Prior to issuance of a building permit.
Setbacks & Yards	Principal structure is setback 10 feet from the front and corner side property lines and 33 feet from the rear property line. Minimum zoning district setbacks are: Front yard 15 feet, Corner Side Yard 10 feet, Rear Yard 30 feet. Accessory structure setback for a shed and playground area is 1.5 feet. Minimum zoning district setback is 10 feet from the principal structure, 6 feet from the interior side lot line and 6 feet from other accessory structures.	Reduce the front yard setback to 10 feet and the rear yard setback to 25 feet. Reduce the interior side yard setback for accessory structures to 1.5 feet and eliminate setback requirements from the principal structure and other accessory structures.	No objection

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Height	65 feet. Maximum zoning district height is 75 ft.	None	None
Access & Circulation	Access provided by alley at rear of building.	None	None
Density	82 units per acre (36 total units). Maximum zoning district density is 43 dwelling units per acre.	Increase the density from 43 to 82 dwelling units per acre.	No objection

BACKGROUND

Property Characteristics

The subject property contains 0.44 acres of land and was previously developed with residential structures and a garage. These structures have been razed and the site is now vacant. The property is zoned Class R-8 (Multi-Family Residential) and surrounded by R-8 (Multi-Family Residential) zoning to the north, east, and south, and P-1 (Parking) zoning to the west.

History

Date	Zoning
1931 - 1958	D (Apartments)
1958 - 1963	D (Apartments)
1963 - 1990	R3 (High-Density Residential)
1990 - Present	R8 (Multi-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	No	Waivers for setbacks, signs, and density due to neighborhood character and unique development.
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 this request subject to the following conditions:

- 1) Incorporate building materials and design patterns for the principal structure which are consistent with the adjacent neighborhood. The property is located within the Northside National Historic District and should be designed to reflect characteristics which complement and support the neighborhood.
- 2) Provide a landscaping plan in conformance with the Unified Development Code prior to issuance of a building permit.
- 3) Freestanding sign cannot exceed 5 feet in height and 20 sq. ft. in area and must be designed to be compatible with the surrounding character of the neighborhood.
- 4) Relocate the refuse enclosure to within the boundaries of the subject property.

And including the following waivers:

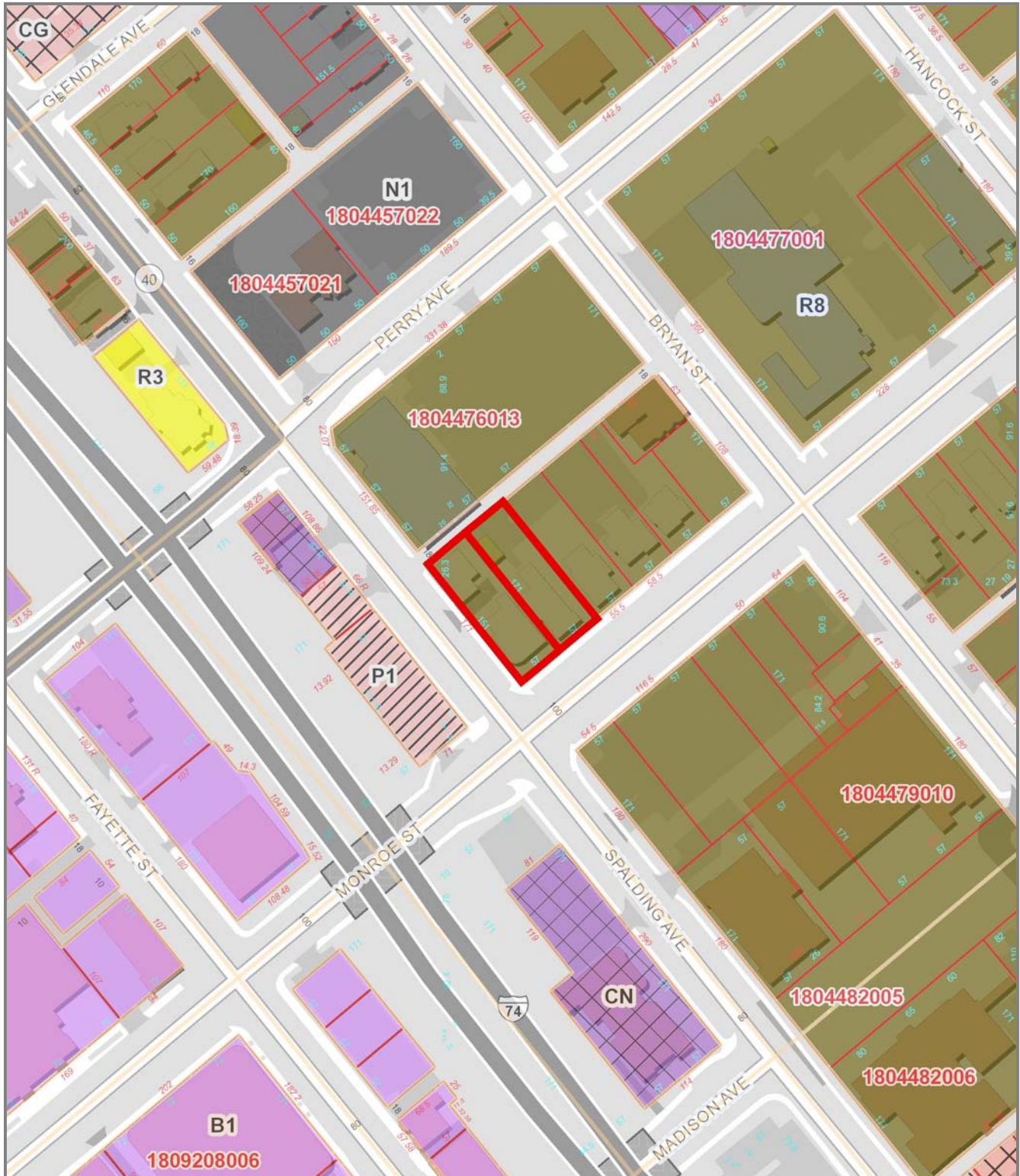
- 1) Reduce the front yard setback to 10 feet and the rear yard setback to 25 feet.
- 2) Reduce the interior side yard setback for accessory structures to 1.5 feet and eliminate setback requirements from the principal structure and other accessory structures.
- 3) Increase the number of allowed signs from one to three. This includes two wall signs and one freestanding monument sign.
- 4) Increase the density from 43 to 82 dwelling units per acre.

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 Photo
3. Site Plan
4. Elevations and/or Renderings

401-405 NE Monroe Street

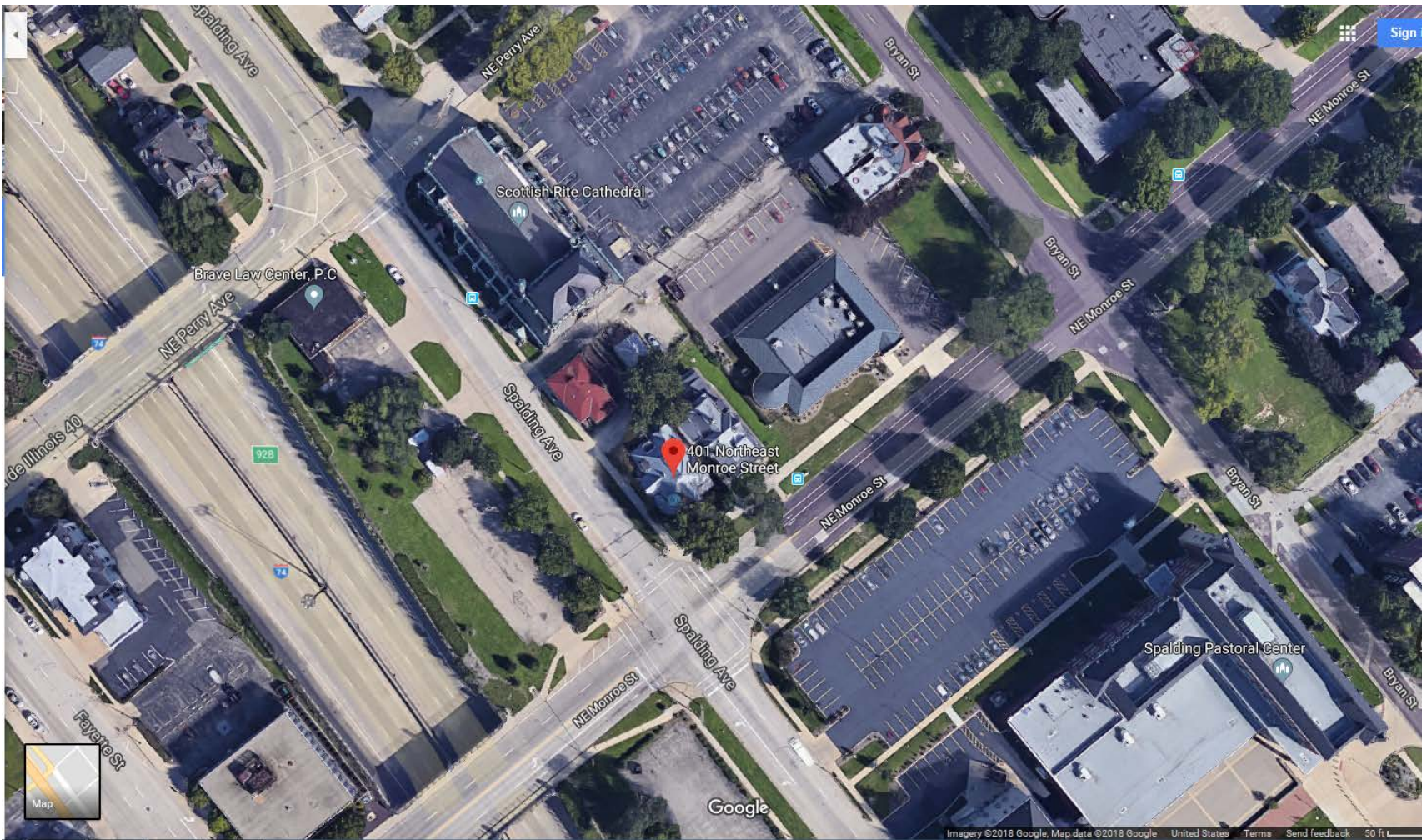


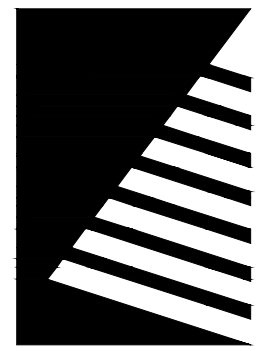
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 167 feet
 6/28/2018



401-405 NE Monroe Street





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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
Ronald McDonald House Charities

Ronald McDonald House

401 NE Monroe Ave.
Peoria, Illinois

DATE: 06/07/2018

DESIGNED: LMT

DRAWN: LMT

REVIEWED: LMT

FIELD BOOK NO.: -

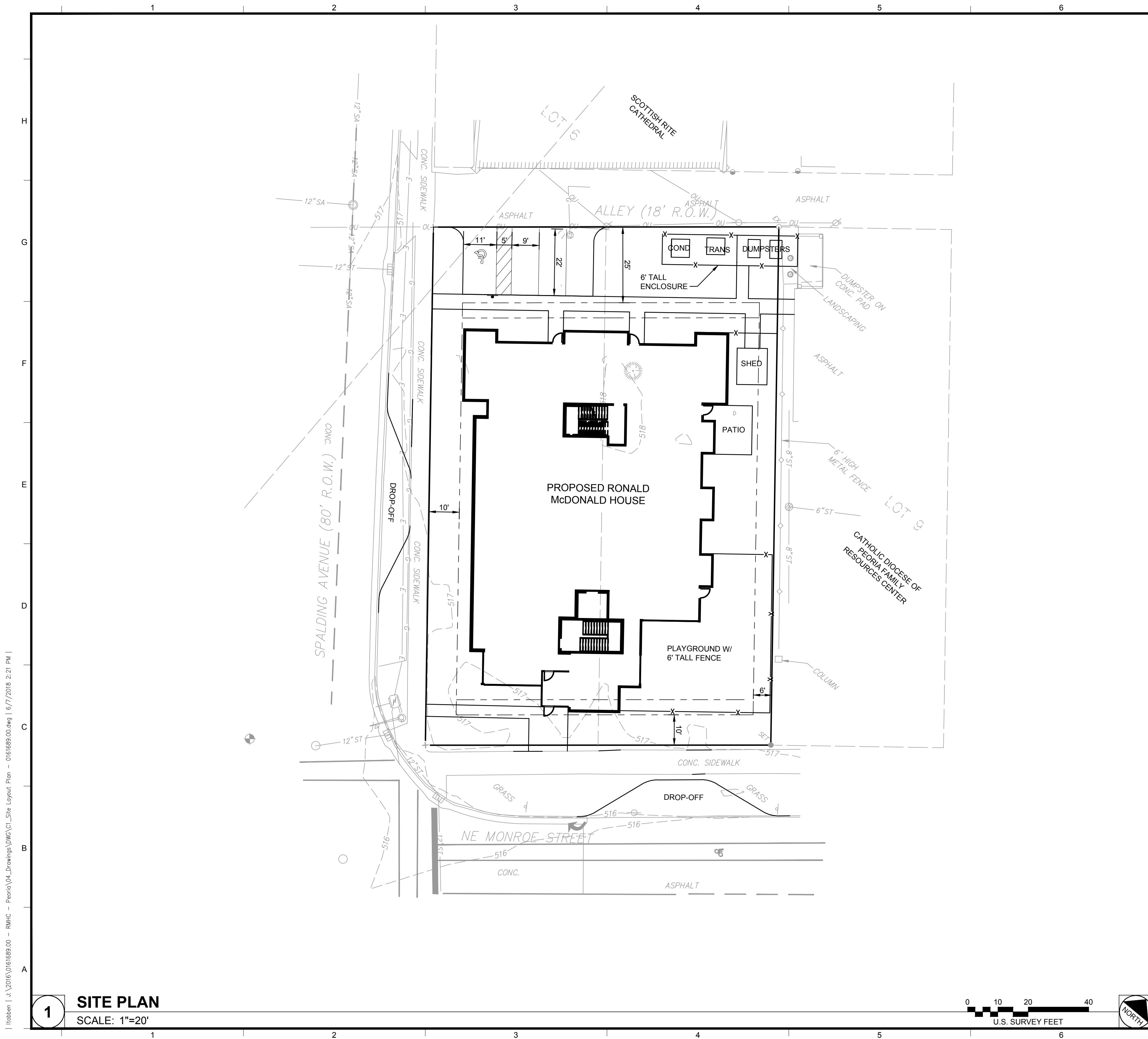
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C1.1

PROJECT NO.: 0161689.00



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SITE PLAN

SCALE: 1"=20'

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Peoria Ronald McDonald House

CONCEPTUAL RENDERING