



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 16-45

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Laura Tobben of Farnsworth Group, Inc. to amend an Official Development Plan for UnityPoint Health Proctor Hospital, Ordinance No. 13,154, as amended, to add a building on the parcel addressed as 5431 N Knoxville Avenue (Parcel Identification No. 14-21-131-001) and to add the property located at 314 W Belcrest Drive (Parcel Identification No. 14-21-126-014) to the boundary of the Official Development Plan, in a Class N-1 (Institutional) District, for the property located at 5404 and 5410 N Sheridan Road and 5215, 5405, 5409, and 5431 N Knoxville Avenue, 314 W Belcrest Drive, and 500, 503, and 600 W Hidden Lane (Parcel Identification Nos. 14-21-101-002, 14-21-101-003, 14-21-101-004, 14-21-101-019, 14-21-101-023, 14-21-101-024, 14-21-101-026, 14-21-101-027, 14-21-103-014, 14-21-126-014, 14-21-129-002, 14-21-129-003, 14-21-130-001, 14-21-130-002, 14-21-130-003, 14-21-130-004, 14-21-130-005, 14-21-130-006, 14-21-130-007, 14-21-130-008, and 14-21-131-001), Peoria, Illinois (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the Official Development Plan to add a 30,094 square foot building on the parcel addressed as 5431 N Knoxville Avenue (Parcel Identification No. 14-21-131-001) and to add the property located at 314 W Belcrest Drive (Parcel Identification No. 14-21-126-014) to the boundary of the Official Development Plan. Please note that apart from the proposed building and parking area at Knoxville Avenue and Belcrest, the ODP area will remain unchanged. The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Height	The height of the proposed building is 28 feet.	N/A	None
Materials	Brick, stone, and rainscreen siding.	N/A	None
Parking	The proposed site plan shows 130 spaces. The petitioner requests the ability to modify the parking count slightly, as long as we remain under the maximum of 180 spaces allowed.	N/A	<p>If the number of parking spaces provide exceed 150 total spaces, an additional disabled parking spaces will be required.</p> <p>Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.</p> <p>Parking area and access shall be constructed and</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
			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.
Disabled Parking	5 disabled parking spaces are proposed.	N/A	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.
Mechanical & Utility Screening	Rooftop screening is shown on the proposed elevations.	N/A	Any existing or proposed rooftop or ground level mechanical equipment, utilities, or refuse areas must be screened per Section 5-301 and 13-40(b) of the City Code.
Landscaping	A Landscape plan is not available at this time. Code requirements for landscaping in the front yards and parking will be met and shown on plans at the type a building permit is obtained.	N/A	Landscaping must meet Unified Development Code requirements and a landscape plan is required with the application for a building permit.
Exterior Lighting	Exterior lighting is proposed. All lighting will take into consideration the surrounding neighbors while creating the wayfinding presence UnityPoint wishes to achieve. Lighting will substantially conform to the requirements of the City code. However, a waiver is	A waiver is requested from Appendix A, Section 8.5.2.A, to allow LED uplighting on the building, as opposed to the requirement for lighting to be directed downward.	The DRB does not object to the requested waiver. Apart from any waivers, exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must not shine directly onto adjacent residential properties and light

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	requested to allow small LED uplighting of the building on the south and east faces. A photometric plan will be provided at the time of permitting to illustrate the light levels at the property lines.		sources shall be shielded from adjacent properties and shall be directed towards the ground. Lighting may not exceed ½ footcandle as measured at the property line.
Buffers, Screening, and yards	The parking lot on the north side of the building encroaches into the required 25 foot TBV and therefore a waiver from the TBV requirements is requested.	A waiver is requested to eliminate the required TBV on the north side of the property and reduce the 25 foot perimeter yard requirement in the N-1 District, on the north side of the property, per the submitted site plan.	The DRB does not object to the requested waiver, with the condition that the Petitioner work with the Park District to provide landscaping between the Unity Point property and the Park District property to the north, which meets the screening intent of a transitional buffer. Further, a waiver has been granted previously to the west, to allow a drive aisle and maintenance shed within the required perimeter yard area.
Signs	Building signage that meets Unified Development Code requirements is proposed. Wayfinding signage will also be added to the site.	N/A	All proposed signage must meet Unified Development Code requirements and requires a separate application for a building permit. The existing freestanding multiple message sign must conform to all Unified Development Code requirements for display (Sign content/messages contain no video, and do not move, blink, animate, flash, or behave in any other way which constitutes or implies motion).
Utility plan and Fire Flow Test	N/A	N/A	A utility plan, with the number and placement of fire hydrants must be provided to the Fire Department and Illinois American Water for

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
			approval. A fire flow test is required by the Fire Department.
Sidewalks	<p>There is a southbound right turn lane on Knoxville at the intersection with Belcrest that extends the entire length of the property frontage. The area between the ROW line and the back of curb/gutter along Knoxville is about 18' wide. There is a power pole about 9' from the back of curb/gutter, midway along the frontage of the property. The pole has a guy wire that is anchored to the west. Knoxville Avenue, immediately north of the subject property, is a rural cross section. UnityPoint requests to have the requirement for sidewalk along Knoxville waived because (1) the sidewalk will not connect to anything, (2) the sidewalk would only be a few feet from the edge pavement of a busy 6-lane thoroughfare. The sidewalk along Belcrest is a bit challenging because of the steep grades between the building and the road. We have added a sidewalk on the south side of the building to provide access around the building. We have also added a sidewalk adjacent to the entrance to provide access to and across Belcrest where additional sidewalk is provided.</p>	A waiver from the sidewalk requirement along Knoxville Avenue is requested.	Sidewalk is required along the property frontage on Knoxville Avenue. Sidewalk is strongly recommended along the property frontage on Belcrest Drive.
Access	A public accessible route is proposed from the building to Belcrest Drive.	N/A	A pedestrian accessible route shall be provided between the proposed building and the public right-of-way.
Storm Water Detention	N/A	N/A	For any project disturbing more than 5000 square

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
			feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required
Construction Documents	N/A	N/A	Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
Other	N/A	N/A	All conditions of previous amendments to the ODP apply to this amendment.

BACKGROUND

Property Characteristics

The subject property contains approximately 40 acres of land and is currently developed as Unity Point Proctor Campus. The property is zoned Class N-1 (Institutional) and is surrounded by R-6 (Multi-Family Residential) and R-1(Single-family Residential) zoning to the south, R-1 and R-2 (Single-Family Residential) zoning to the west, R-2 (Single-family Residential) to the north, and R-7 (Multi-family Residential), R-3 and R-2 (Single-family Residential) zoning to the east.

History

The Official Development Plan was adopted in 1990 and has been amended as follows:

- ❖ 1998 amendment for a building addition.
- ❖ 1998 amendment to rezone property and add it to the Official Development Plan boundary.
- ❖ 2003 amendment to rezone property, add it to the Official Development Plan boundary, and update proposed development plans.
- ❖ 2005 amendment to rezone property and add it to the Official Development Plan boundary.

Date	Zoning
1963 - 1990	R-3 (High Density Residential) and R-1 (Low Density Residential)
1990 - Present	N1 (Institutional)

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 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

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
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

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

1. A waiver is requested from Appendix A, Section 8.5.2.A, to allow LED uplighting on the building, as opposed to the requirement for lighting to be directed downward.
2. A waiver is requested to eliminate the required TBY on the north side of the property and reduce the 25 foot perimeter yard requirement in the N-1 District, on the north side of the property, per the submitted site plan.
3. If the number of parking spaces provide exceed 150 total spaces, an additional disabled parking spaces will be required.
4. Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
5. 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
6. 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.
7. Any existing or proposed rooftop or ground level mechanical equipment, utilities, or refuse areas must be screened per Section 5-301 and 13-40(b) of the City Code.
8. Landscaping must meet Unified Development Code requirements and a landscape plan is required with the application for a building permit.
9. Apart from any waivers, exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must not shine directly onto adjacent residential properties and light sources shall be shielded from adjacent properties and shall be directed towards the ground. Lighting may not exceed ½ footcandle as measured at the property line.
10. Petitioner must work with the Park District to provide landscaping between the Unity Point property and the Park District property to the north, which meets the screening intent of a transitional buffer.
11. All proposed signage must meet Unified Development Code requirements and requires a separate application for a building permit.

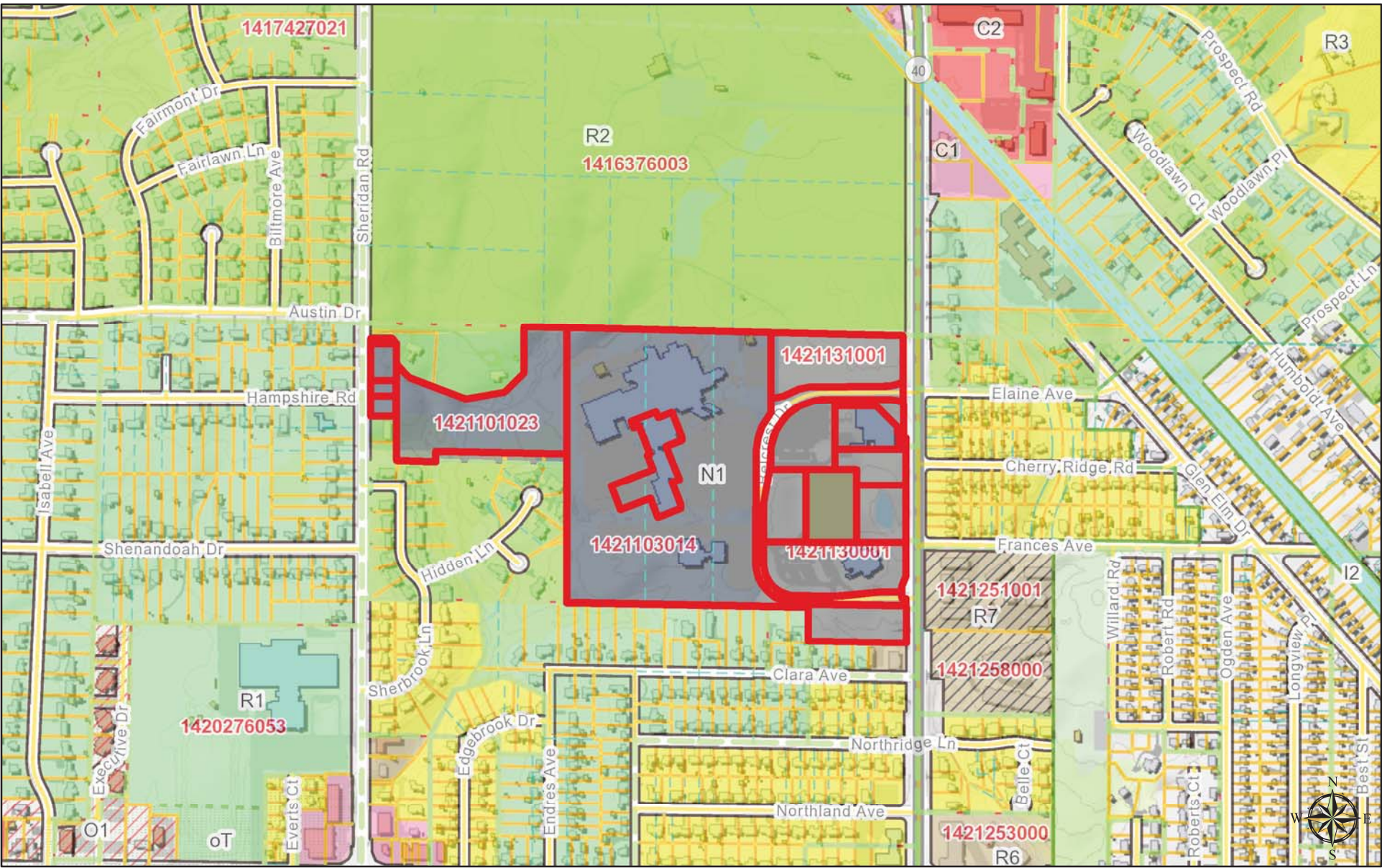
12. The existing freestanding multiple message sign must conform to all Unified Development Code requirements for display (Sign content/messages contain no video, and do not move, blink, animate, flash, or behave in any other way which constitutes or implies motion).
13. A utility plan, with the number and placement of fire hydrants must be provided to the Fire Department and Illinois American Water for approval. A fire flow test is required by the Fire Department.
14. Sidewalk is required along the property frontage on Knoxville Avenue. Sidewalk is strongly recommended along the property frontage on Belcrest Drive.
15. A pedestrian accessible route shall be provided between the proposed building and the public right-of-way.
16. 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
17. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
18. All conditions of previous amendments to the ODP apply to this amendment.

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

Unity Point Proctor Surrounding Zoning



Peoria County, IL, HERE, USGS

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

1 inch = 667 feet



Unity Point Proctor Aerial Photo



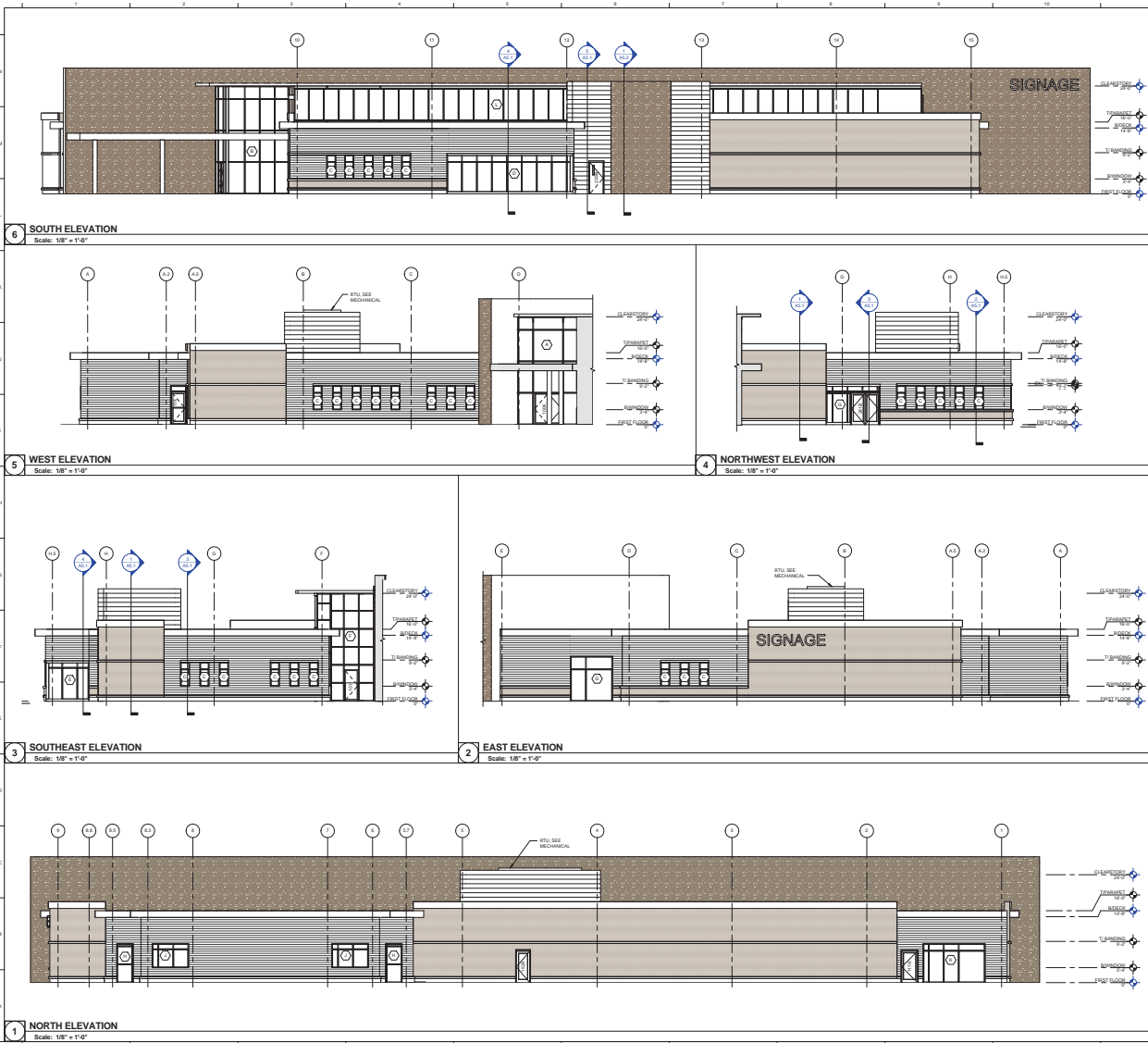
Peoria County, IL, HERE, USGS

1 inch = 667 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





EXTERIOR MATERIALS LEGEND

[Pattern]	BRICK
[Pattern]	CAST STONE
[Pattern]	RANGREEN 1 WOOD AESTHETIC
[Pattern]	RANGREEN 2 DARK BRONZE AESTHETIC
[Pattern]	STONE
[Pattern]	LOUVER

Farnsworth
GROUP

1702 N. KNOXVILLE AVENUE, SUITE 100
PEORIA, ILLINOIS 61614
309.692.9999 | www.farnsworthgroup.com

Project: Proctor Medical Office Building
Date: 10/12/2018
Scale: 1/8" = 1'-0"

GMP SET
NOT FOR CONSTRUCTION

UNITY POINT HEALTH

PROCTOR MEDICAL
OFFICE BUILDING

5431 N. KNOXVILLE AVE. PEORIA,
IL 61614

DATE: 10/12/2018

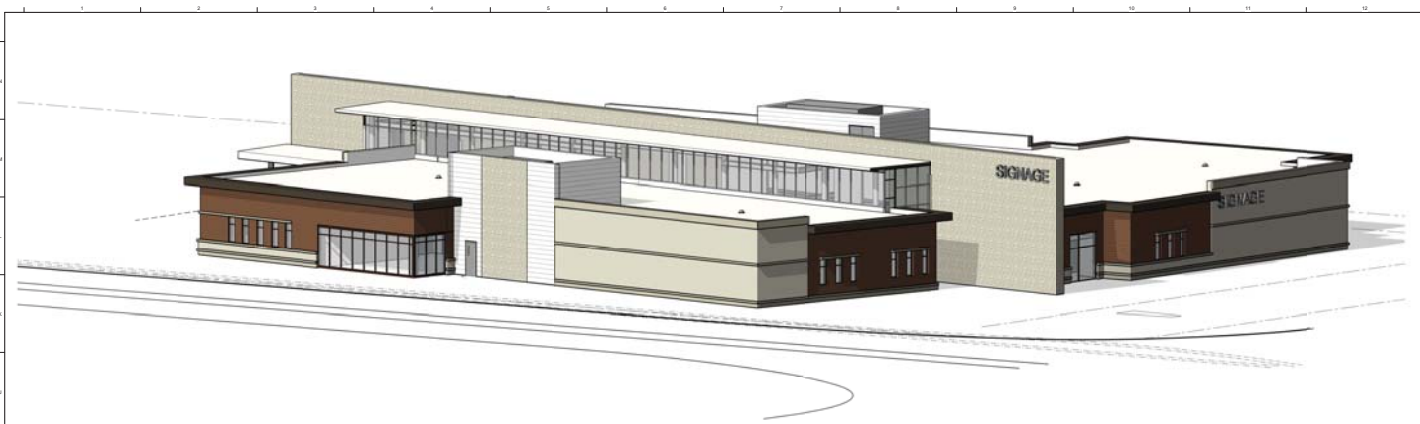
DESIGN/DRAWN: ZSW/ESA

REVIEWED: BSW

EXTERIOR
ELEVATIONS

A3.1

PROJECT NO.: 0160764.00



Knoxville Corner



Knoxville



Main Entry



Farnsworth
GROUP
2707 N. KNOXVILLE AVENUE, SUITE 100
PEORIA, ILLINOIS 61614
309.692.9999 | farnsworth.com

Engineer | Architect | Environmental | Sustainable

DATE	DESCRIPTION

GMP SET
NOT FOR CONSTRUCTION

UNITY POINT HEALTH

**PROCTOR MEDICAL
OFFICE BUILDING**

5431 N. KNOXVILLE AVE. PEORIA,
IL 61614

DATE: 10/12/2018

DESIGN/DRAWN: ZSW/ESA

REVIEWED: BBW

**EXTERIOR
PERSPECTIVES**

A3.2

PROJECT NO.: 0160764.00