



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: April 2, 2020

CASE NO: PZ 20-7

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Matt Feucht of Apostolic Christian Skyline to amend an existing Special Use Ordinance No. 13,814, as amended, in a Class R-7 (Multi-Family Residential) District for Elderly Housing for a building addition for the property located at 7023 NE Skyline Dr (Parcel Identification No. 14-10-326-007), Peoria, IL (Council District 3)

SUMMARY OF PROPOSAL & REQUESTED WAIVER

The petitioner is requesting to amend the existing Special Use for Elderly Housing to allow for a 3,300 sq. ft. building addition. The addition will increase the Salem Wing of the facility from 17 beds to 22 beds. The property and proposed building addition are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	95 total parking spaces of which 4 are handicap accessible	None	In compliance except for handicap parking signs, which must be updated.
Mechanical & Utility Screening	No change.	None	In compliance
Landscaping	Provide alternative landscape plan for existing/proposed plantings with administrative review.	Eliminate the requirement for parking lot perimeter landscaping.	Front yard landscaping requires 358 points. Parking lot perimeter requires a 3-ft tall landscape hedge or decorative wall.
Signs	No change.	None	In compliance.
Exterior Lighting	No change.	None	Minimum pkg lot lighting & maximum at property line is 0.5 foot candles.
Setbacks, Yards	3,300 sq ft building addition with a setback of 20 feet.	Reduce the required front yard setback from 25 feet to 20 feet.	No objection.
Height	Building addition height is 21 feet	None	In compliance
Access & Circulation	No change to Ingress/egress provided via multiple entrances from Skyline Dr and St Johns Ct.	None	In compliance
Pedestrian Connectivity	No change.	Sidewalk along Skyline Dr frontage	Provide a sidewalk along Skyline Dr within the right-of-way or permanent easement.

BACKGROUND

Property Characteristics

The subject property contains approximately six acres of land and is currently developed with an elderly housing facility. The property is zoned Class R-7 (Multi-Family Residential) and surrounded by R-7 (Multi-Family Residential) zoning to the north, south, east, and R-2 and R-3 (Single Family Residential) zoning to the west.

History

In 1987, a Use with Approval was granted for Elderly Housing. This was amended in 1994 with a Special Use for a building addition. In 2007 the special use was amended for a parking lot expansion.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R7 (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 for Special Use	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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Handicap parking signage, front yard and parking lot perimeter landscaping.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request subject to the following conditions:

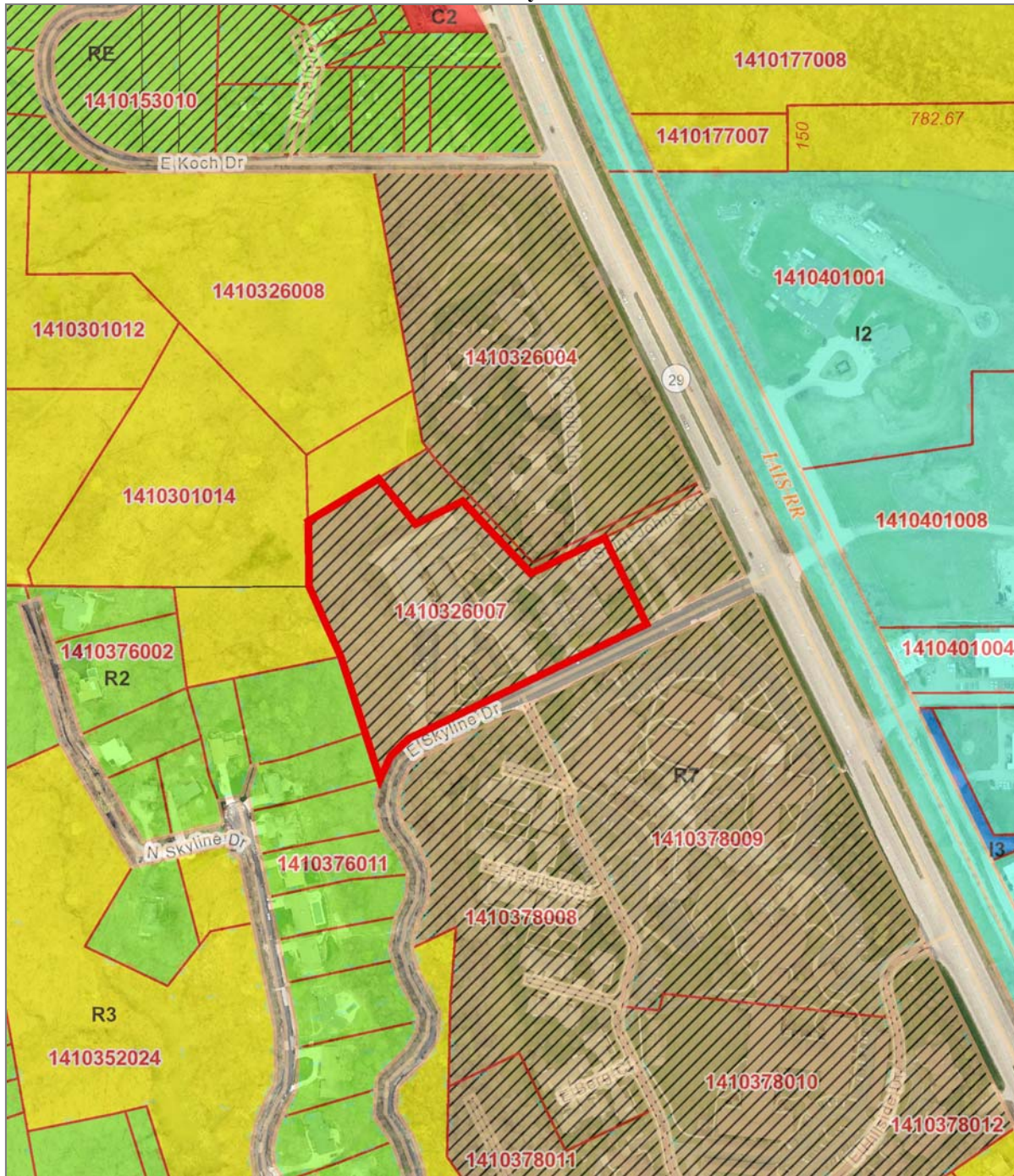
- 1) Repair handicap parking sign and update fines to \$350.
- 2) Provide a landscape plan (existing and/or new plantings) for the front yard providing 358 points of landscaping or an alternative landscaping plan.
- 3) Provide 3-foot tall continuous landscape hedge, decorative masonry wall or combination thereof for parking lot perimeter landscaping along Skyline Dr.
- 4) Install sidewalk along the frontage of Skyline Dr either within the public right-of-way or a permanent easement.

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

7023 NE Skyline Dr



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 = 333 feet
3/23/2020



7023 NE Skyline Dr



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Map Scale
1 inch = 167 feet
3/23/2020





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Farnsworth
GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Site

DATE DESCRIPTION

Project Status
NOT FOR CONSTRUCTION

PROJECT
Ac Skylines

**Salem Wing Addition /
Renovation**

7023 Ne Skyline Drive
Peoria, Illinois 61614

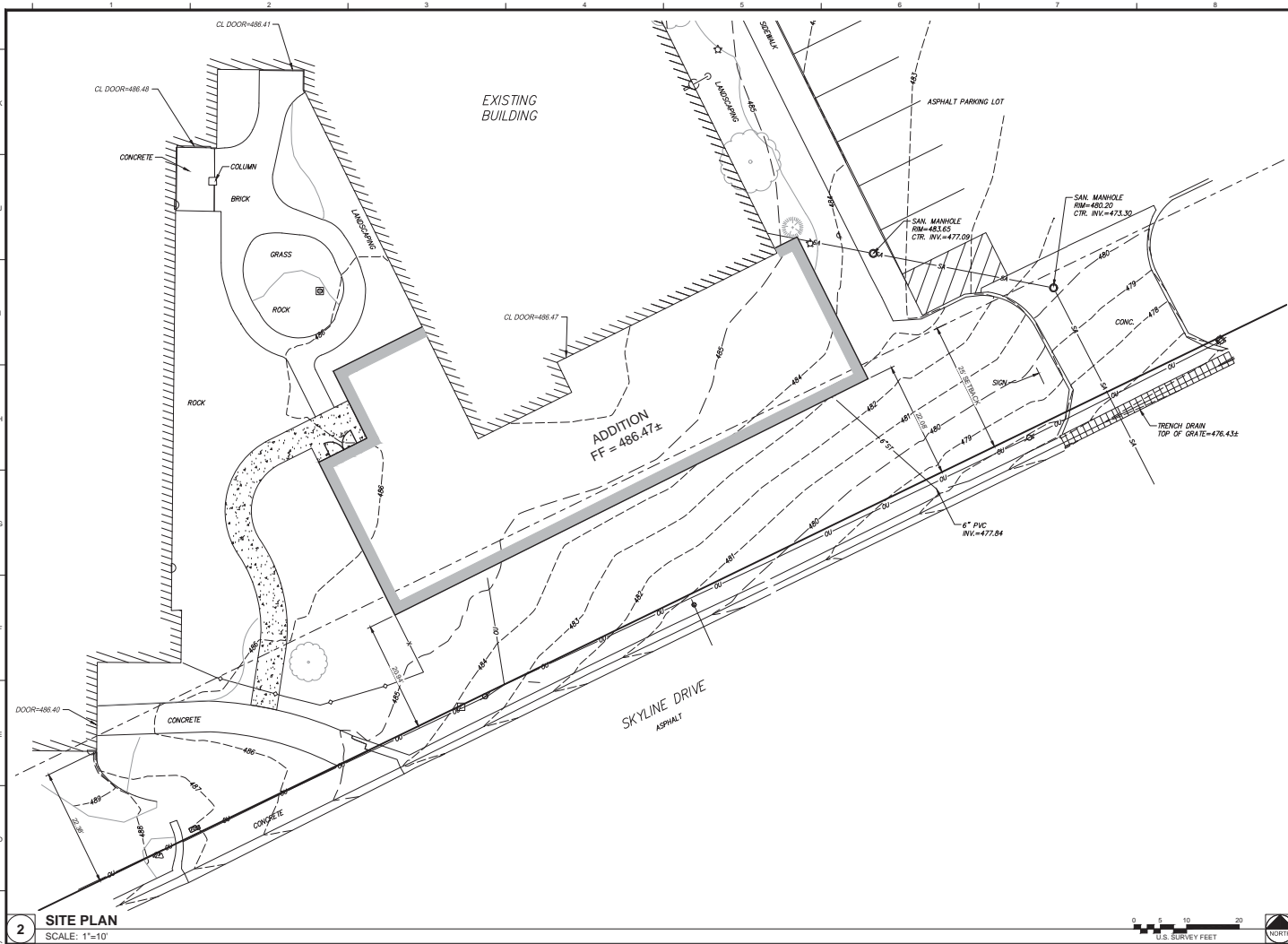
DATE: 03/16/2020
DESIGNED: LMT
DRAWN: MJF
REVIEWED: -
FIELD BOOK NO: -

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

C1.1

PROJECT NO.: 0200039.00



2 SITE PLAN
SCALE: 1"=10'



1 SOUTHEAST ELEVATION
SCALE: NOT TO SCALE



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PROJECT: _____
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PROJECT: Ac Skylines

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7023 Ne Skyline Drive
Peoria, Illinois 61614

DATE: 03/16/2020
DESIGNED: LMT
DRAWN: MJF
REVIEWED: -
FIELD BOOK NO.: -

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C1.2

PROJECT NO.: 0200039.00

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Apostolic Christian Skylines

7023 NE Skyline Drive

PIN: 14-10-326-007

Additional Information for Special Use Amendment Request

Apostolic Christian Skylines is an existing continuous care retirement community which is permitted under an existing special use. (Refer to Ordinance 13814.) The existing building occupies a large portion of the buildable area of the property. The Salem Wing of the community, which was built in 1995, has become dated and is continually at capacity. The current project is to expand the Salem Wing to expand the care options and serve a few more residents. The only direction for expansion is towards Skyline Drive. The existing room configurations do not provide for adequate living space or an accessible toilet room for the residents. The new addition will provide for new, fully accessible, toilet rooms and ample space for double occupancy rooms that cannot be achieved by modifying the existing rooms. The addition will greatly increase the quality and level of care that AC Skylines can provide.

The current zoning of the property is R7, which requires a 25' building setback from the Skyline Drive right-of-way. In order to accommodate the Salem Wing expansion, AC Skylines is requesting a waiver to reduce the setback requirement to 20 feet. It should be noted that a portion of the existing building also encroaches into the 25' setback, and a waiver would bring the building into conformance.

Legal Description

Part of the Southwest Quarter of Section 10, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the intersection of the northerly right-of-way line of Skyline Drive and the westerly line of Galena Road; thence North 25°57' West 216.47 feet to a pipe; thence South 63°29' West 435.37 feet to a pipe to the Place of Beginning of the parcel hereby conveyed; thence North 44°07' West 226 feet to a pipe; thence South 62°59' West 119 feet to a pipe; thence North 36°53' West 134.48 feet to a pipe; thence South 61°50' West 187.61 feet to a pipe thence South 0°36' East 149.40 feet to a 4-inch steel pipe post; thence South 24°16' East 174.80 feet to a pipe; thence South 17°38' East along the easterly line of Lots 2 and 3 in Skyline Subdivision Section 1, 293.74 feet to a pipe at the southeasterly corner of said Lot 3 and Skyline Drive; thence North 25°09' East 58.15 feet to a pipe; thence North 46°02' East 58.64 feet to a pipe; thence North 64°17' East 413.78 feet to a pipe; thence North 25°57' West 209.97 feet to the Place of Beginning.

Subject to a 10-foot easement for entrance and exit to Outlet A from Skyline Drive is an easement being immediately East of the Easterly line of Lots 2 and 3 and subject to all easements of record.

Part of the Southwest Quarter of Section 10, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the intersection of Skyline Drive and Illinois State Highway 29 (also known as Galena Road); thence North 25°57' West 216.47 feet to a pipe; thence South 63°29' West 435.37 feet to a pipe to the place of beginning of the parcel hereby conveyed; thence South 25°57' East 209.97 feet to a point on the Northerly line of Skyline Drive; thence North 64°17' East along the Northerly line of Skyline Drive to a point which is 250 feet Westerly from the intersection of Skyline Drive and Illinois State Highway 29 (also known as Galena Road); thence Northerly and parallel with the Westerly line of Illinois State Highway 29 (also known as Galena Road) 216.47 feet; thence South 63°29' West 185.37 feet to the point of beginning; situated in the County of Peoria and State of Illinois.

Subject to a 10-foot easement off the Northerly side for roadway purposes.