



PLANNING AND ZONING COMMISSION

TO: City of Peoria Planning and Zoning Commission

THRU: Site Plan Review Board

FROM: Kimberly Smith, Senior Urban Planner

DATE: January 7, 2016

SUBJECT: Public Hearing on the request of Scott Fehr, for Donna Malone of JCPE Investments NFP, to amend Ordinance Number 15,017, as amended, for a Special Use for an Assisted Living Facility for the property located at 2724 Reservoir Blvd (Parcel Index Numbers 14-30-302-002, -004, -and 018, and 14-30-328-001 and -031), to add the property for a parking lot expansion, located at 3627 N Rockwood (Parcel Index Number 14-30-329-027), Peoria, Illinois (Council District 4). Case No. 15-58.

BACKGROUND AND REQUEST

The petitioner requests to add an additional lot to an existing assisted living facility, to allow for a parking lot expansion. The expansion will net an additional 67 parking spaces, for a total of 271, 9 of which are accessible parking spaces.

Previous Ordinances for the use, from 1993 to 2004, include building and parking lot additions: Ordinances 13,667, 14,115, 15,017; and 15,728.

Note the original application included a rezoning request for the eastern-most lot; however, it was determined to be unnecessary because the use is permitted as a Special Use in the current zoning district.

PROPERTY CHARACTERISTICS

Existing Special Use:

From 1990 – 2012, the property was zoned R-6 and R-7, Multifamily (the western-most lot was rezoned in 2004). From 1963 – 1990, lots comprising the property were zoned R-1 and R-2, Low and Medium Density Single Family Residential, and R-3, Multifamily.

Lot East of the existing Special Use, proposed for a parking lot expansion:

From 1990 – 2012, the property was zoned R-3, Single Family.

From 1963 – 1990, the property was zoned R-1, Low Density Single Family Residential.

STAFF COMMENTS:

1. A transitional bufferyard must be provided and include all required points, along the south side of the newly added property.
2. Public Works Comments:
 - a. Paving of the parking lot shall be completed by a contractor who is licensed and bonded with the City of Peoria.
 - b. Parking spaces for the disabled must signed with an R7-8 sign and an R7-101 \$350 fine plate.
 - c. Replace deteriorated and/or non-ADA-compliant walks and curbs along property frontage.

- d. Remove and replace driveway so that sidewalk cross slope through drive approach continues in a constant plane, with 1.5% cross slope (2% maximum); sidewalk joint pattern should continue through drive approach as well.
 - e. 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. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years.
 - f. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.
3. The following Public Works permits are required; contractors must be licensed and bonded with the City of Peoria: a.) Sidewalk/Drive Approach Permit, b.) Excavation Permit (for utility connections; flowable fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk) c.) Erosion, Sediment and Storm Water Control Permit d. Lane/Road/Sidewalk/Alley Closure e.) Additional permits may be required: General ROW Use permit f.) An NPDES construction permit from the Illinois EPA may be required for this project.
 4. Staff finds the proposed Special Use amendment is appropriate at the subject site.

SPRB RECOMMENDATION:

The Site Plan Review Board recommends APPROVAL of the proposed Special Use amendment to allow for an expansion of an existing parking lot.

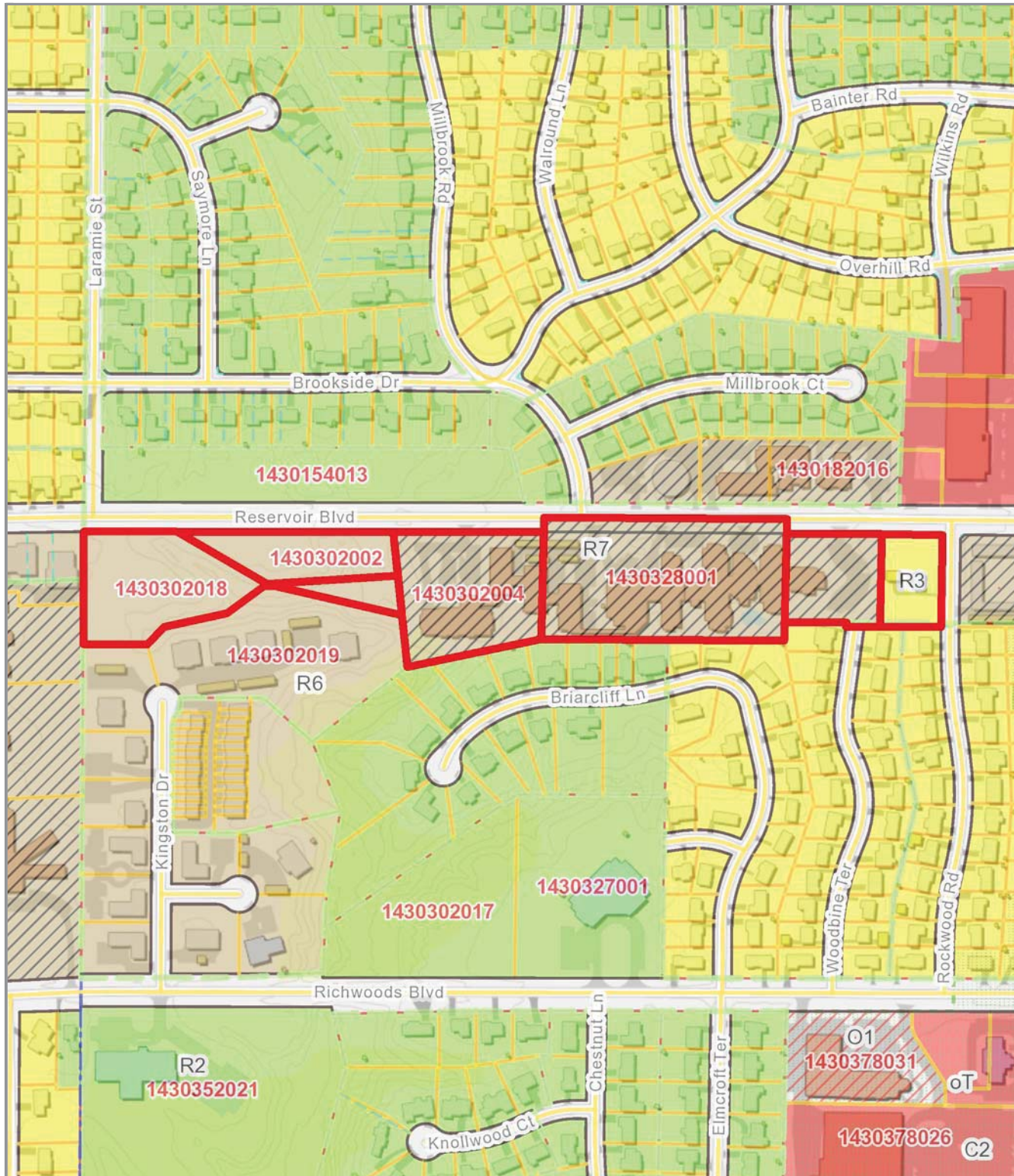
Attached:

Map showing surrounding zoning classifications

Site plan

Estimated traffic generation

PZ 15-58 - 2724 W Reservoir Blvd



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

Map Scale
1 inch = 400 feet
12/8/2015

CONSTRUCTION PLANS FOR JOHN C. PROCTOR ENDOWMENT HOME PARKING LOT ADDITION 2925 COURT STREET - PEORIA, ILLINOIS COUNTY OF PEORIA, ILLINOIS



SITE LOCATION

- STANDARD CONSTRUCTION DETAILS**
- 000001-06 STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS
 - 280001-07 TEMPORARY EROSION CONTROL SYSTEMS
 - 701901-03 TRAFFIC CONTROL DEVICES

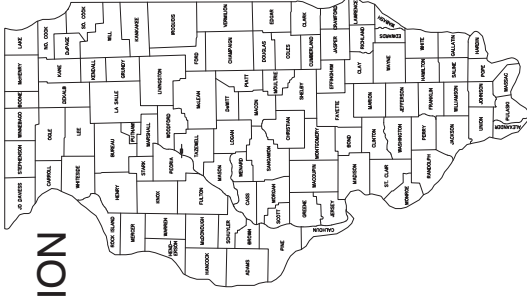
UTILITY COMPANIES

- ILLINOIS AMERICAN WATER
WATER
JIM RAY
PHONE: (309)346-2171
FAX: (309)422-2762
- AMEREN
ELECTRIC AND GAS
300 LIBERTY STREET
PEORIA, IL 61602
PHONE: (309)686-2877
FAX: (309)686-6629
- COMCAST CORP. AND TELEPHONE
3917 DRIES LANE
PEORIA, IL 61604
PHONE: (309)681-5154
- CELESTYX LINK
TELEPHONE
- GREATER PEORIA SANITARY DISTRICT
SANITARY
2322 S. DARST STREET
PEORIA, IL 61607
PHONE: (309)670-1291
- IV-3
CABLE, INTERNET AND TELEPHONE
602 HIGH POINT LANE
EAST PEORIA, IL 61611
PHONE: (309)437-8614

GENERAL NOTES

ALL ROAD AND STORM SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND STORM SEWER CONSTRUCTION, LATEST EDITION, AS AMENDED BY THE CITY OF PEORIA. CURRENT SUPPLEMENTAL SPECIFICATIONS AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA'S SUPPLEMENTAL SPECIFICATIONS AND RELATED PROVISIONS. IMPROVEMENTS ARE BASED ON THE CONDITION OF THE IMPROVEMENTS AT THE TIME THE FINAL INSPECTION IS MADE.

CITY OF PEORIA, IL
LOCATION MAP



LOCATION OF PROPOSED IMPROVEMENT



INDEX OF SHEETS

- 1 COVER SHEET
- 2 OVERALL EXISTING SITE AND DEMOLITION PLAN
- 3 SITE LAYOUT PLAN
- 4 SITE GRADING PLAN
- 5 SITE UTILITY PLAN
- 6 DETAILS

MOHR AND KERR ENGINEERING & LAND SURVEYING, P.C.
BY: STEVEND. KERR
TITLE: _____
DATE: _____

APPROVED AS NOTED
CITY OF PEORIA, IL
BY: _____
TITLE: _____
DATE: _____

IMPROVEMENTS CONSIST OF A NEW PAVEMENT AND BASE, CURB AND GUTTER, SIDEWALK, DETENTION AND STORM SEWER.

RICHWOODS TOWNSHIP, A PART OF THE SOUTHWEST QUARTER OF SECTION 30, T-9-N, R-9-E, 3rd PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS

BENCHMARKS

- BM-1
ECR IN EXISTING FIRE HYDRANT
SOUTHWEST SIDE OF SITE
ADDRESS: PEORIA CITY ENGINEERING BUILDING
ELEV = 649.40
- BM-2
BLACK "X" IN CORNER OF SIDEWALK
ADDRESS: ROCKWOOD ON EAST SIDE
OF PEORIA CITY ENGINEERING BUILDING
ELEV = 646.61

CALL JULIE 1-800-892-0123 48 HOURS BEFORE YOU DIG EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
Office: (309) 692-8500
Fax: (309) 692-8501
www.mohrandkerr.com Professional Design Firm # 184-006091

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXIST. UNDERGROUND ELECTRIC SERVICE
- EXIST. UNDERGROUND GAS SERVICE
- EXIST. SANITARY SEWER SERVICE
- EXIST. STORM SEWER
- EXIST. TELEPHONE/COMMUNICATION SERVICE
- EXIST. WATER MAIN SERVICE
- EXIST. RIGHT OF WAY LINE
- EXIST. OVERHEAD SERVICE LINE
- FOUND. IRON ROD / PIPE / REMA. IRR SPIKE
- EXIST. GAS VALVE
- EXIST. FIRE HYDRANT
- EXIST. STORM INLET
- EXIST. LIGHT
- EXIST. MANHOLE
- EXIST. HAND HOLE
- EXIST. SIGN
- EXIST. TELEPHONE PEDESTAL
- EXIST. WATER METER
- EXIST. FIST CONTROL POOL
- CONCRETE
- HOT MIX ASPHALT
- HMA
- LANDSCAPE
- LS

DEMOLITION NOTES:
 FULL DEPTH SAW CUTS SHALL BE REQUIRED FOR THE REMOVAL LIMITS OF SIDEWALKS, DRIVEWAYS, AND PAVEMENT. ALL SAW CUTTING OF EXISTING PAVEMENT SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT.
 ALL DEMOLITION MATERIAL, TREE REMOVAL, SURPLUS AND UNSUITABLE SOILS TO BE REMOVED FROM SITE PER SECTION 302 OF I.D.O.T. STANDARD SPECIFICATION.
 ALL VEGETATION, ROOTS, SOFT SOILS, AND DEMOLITION DEBRIS SHALL BE STRIPPED AND REMOVED FROM THE SITE.
 TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN AREA DERIVED ON COVER SHEET. AN ALTERNATE BID SHALL BE PROVIDED TO REMOVE TOPSOIL FROM SITE.
 PLANS INTEND TO REMOVE ALL MATERIAL FROM THIS SITE AS SHOWN. ALL UTILITIES, TRENCHES, WALLS, FOUNDATIONS, LANDSCAPING, BUILDINGS, RUBBER TREES, SHRUBS, STAMPS, ETC. TO ALLOW CONSTRUCTION CONTRACTOR TO BE RESPONSIBLE FOR VISITING THE SITE AND CONFIRMING DEMOLITION PLAN. NO ADDITIONAL PAYMENT SHALL BE MADE TO CLEAR THE SITE.
 NEW FILL AND BACKFILL MATERIAL FOR THE PROJECT SHALL BE WELL GRADED GRANULAR OR NON-EXPANSIVE COHESIVE MATERIAL FREE OF ORGANIC DEBRIS.
 ALL FILL AREAS SHALL BE COMPACTED TO 98% MIN. DRY DENSITY. THE MATERIAL SHOULD BE COMPACTED BETWEEN: 2% AND 3% OF THE OPTIMUM MOISTURE VALUE.

GENERAL NOTES:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. REFERENCES TO METHOD OF PAVEMENT ARE NOT APPLICABLE.
 ALL EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. EXACT LOCATIONS AND DEPTHS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL JULIE AT 1-800-882-0125, 48 HOURS PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA. IF ANY UTILITIES ARE DAMAGED DURING THE COURSE OF CONSTRUCTION, THE UTILITY OWNER SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXPENSES INCURRED TO REPAIR THE UTILITY.
 IF A UTILITY CONFLICT ARISES WHICH WILL RESULT IN DAMAGE TO A UTILITY OR WILL CAUSE THE DESIGN TO BE REVISED, CONTACT THE ENGINEER.

TRENCH BACKFILL (FA4 OR APPROVED) ON SITE MATERIAL SHALL BE PLACED IN TRENCHES UNDER PAVEMENT AND WITHIN 2' OF THE BACK OF CURB OR EDGE OF PAVEMENT. TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR.
 DRAINAGE AND STORM STRUCTURES SHALL BE KEPT FREE OF DEBRIS AND DIRT DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ANY STORM SEWER BACKUPS.
 PORTLAND CEMENT CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
 THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 901 OF THE STANDARD SPECIFICATIONS.

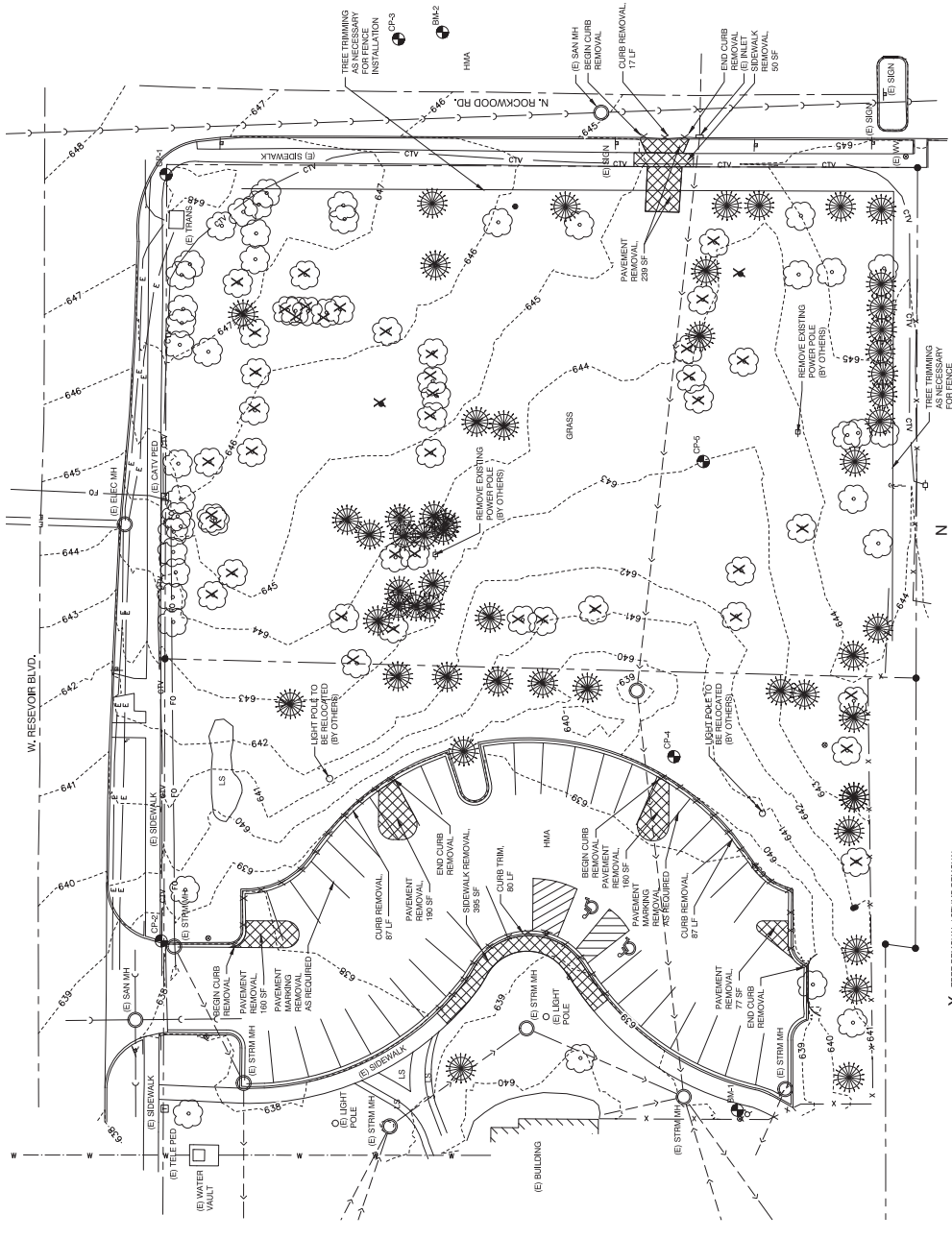
ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
 PROVIDE 4" MIN. TOP SOIL ON ALL UNLINED DISTURBED AREAS SHALL BE SEEDED WITH DOT CLASS 1 SEED MIXTURE AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PUBLIC WORKS DEPARTMENT AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.
 SEED BEDS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 300.06 OF THE DOT STANDARD SPECIFICATION.

DOWNSPOUT LATERALS SHALL BE SLOPED AT 1% MIN. GRADE. FITTINGS OR SADDLES SHALL BE USED TO CONNECT TO STORM SEWER.

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

PROJECT NO. 14-0591
 SHEET 2 OF 4
 DRAWING NO. C2

OVERALL SITE AND DEMOLITION PLAN



CONTROL POINT	N	E	COORDINATE
CP-1	N 1481182.27	E 2444192.42	MAIL
CP-2	N 1481182.39	E 2444192.42	PK MAIL
CP-3	N 1483962.77	E 2444592.74	MAIL
CP-4	N 1483962.77	E 2444592.74	MAIL
CP-5	N 1483962.19	E 2444592.19	MAIL

CLIENT: JOHN C. PROCTOR ENDOWMENT HOME
 2724 W. RESERVOIR DRIVE
 PEORIA, ILLINOIS 61615

SURVISED	REV	DATE	DESCRIPTION

SCALE: 1" = 30'

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, Illinois 61614
 www.mohr-kerr.com
 Phone: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #164-005891

DATE: 12/03/15

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, Illinois 61614
 www.mohr-kerr.com
 Phone: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #164-005891

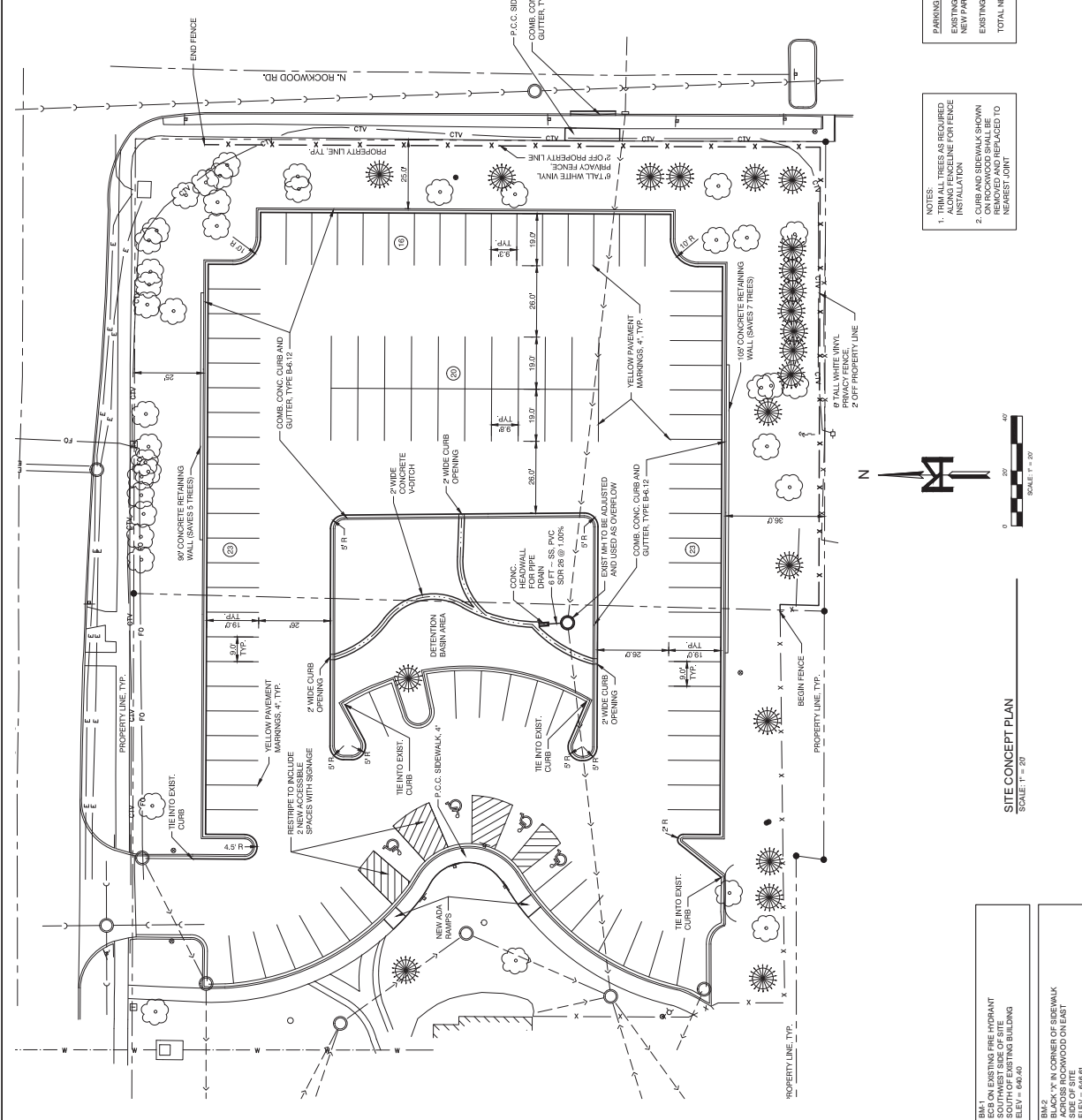
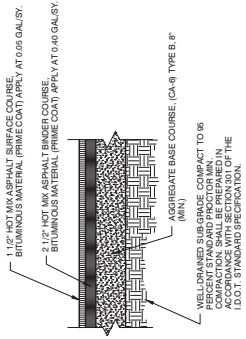
DATE: 12/03/15

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, Illinois 61614
 www.mohr-kerr.com
 Phone: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #164-005891

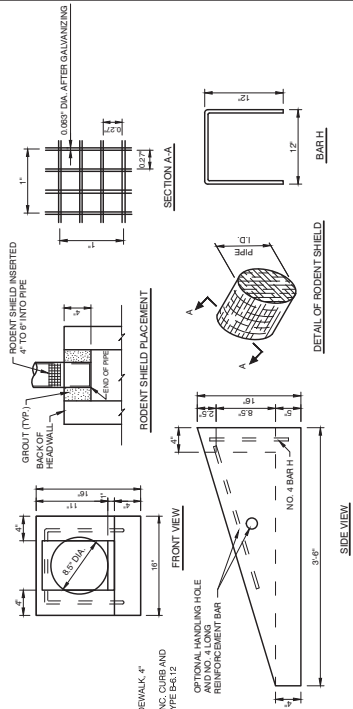
DATE: 12/03/15

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, Illinois 61614
 www.mohr-kerr.com
 Phone: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #164-005891

MIXTURE REQUIREMENTS	
LOCATION(S) AND MATURE USE (S)	BITUMINOUS CONCRETE SURFACE COURSE
AC / PG	PG 64-22
RAP % (MAX)	0%
DESIGNARY VIDS	4.2% @ 1.5in = 50
MATURE COMPOSITION (GRADATION MIXTURE)	IL 9.5 OR IL 1.25
FRICITION AGGREGATE	MATURE D
LOCATION(S) AND MATURE USE (S)	BITUMINOUS CONCRETE BINDER COURSE
AC / PG	PG 64-22
RAP % (MAX)	0%
DESIGNARY VIDS	4.2%
MATURE COMPOSITION (GRADATION MIXTURE)	IL 19.0
FRICITION AGGREGATE	NA



HOT MIX ASPHALT (HMA) PAVEMENT
NOT TO SCALE



CONCRETE HEADWALL FOR PIPE DRAIN
NOT TO SCALE

PARKING SUMMARY
EXISTING PARKING SPACES = 41
NEW PARKING SPACES = 82
EXISTING SPACES LOST = 15
TOTAL NET SPACES = 108

NOTES
1. TRIM ALL TREES AS REQUIRED ALONG FENCE LINE FOR FENCE INSTALLATION
2. CURB AND SIDEWALK SHOWN IN RED. ALL EXISTING TREES TO BE REMOVED AND REPLACED TO NEAREST JOINT

GENERAL NOTES:
1. PROVIDE 3/4\"/>

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
ELEV = 669.40

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
ELEV = 648.61

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
ELEV = 669.40

JOHN C. PROCTOR ENDOWMENT HOME
2724 W RESERVOIR DRIVE
PEORIA, ILLINOIS 61615

SITE CONCEPT PLAN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PROJECT NO. 14-020
SHEET 3 OF 4
DRAWING NO. CS

TITLE:

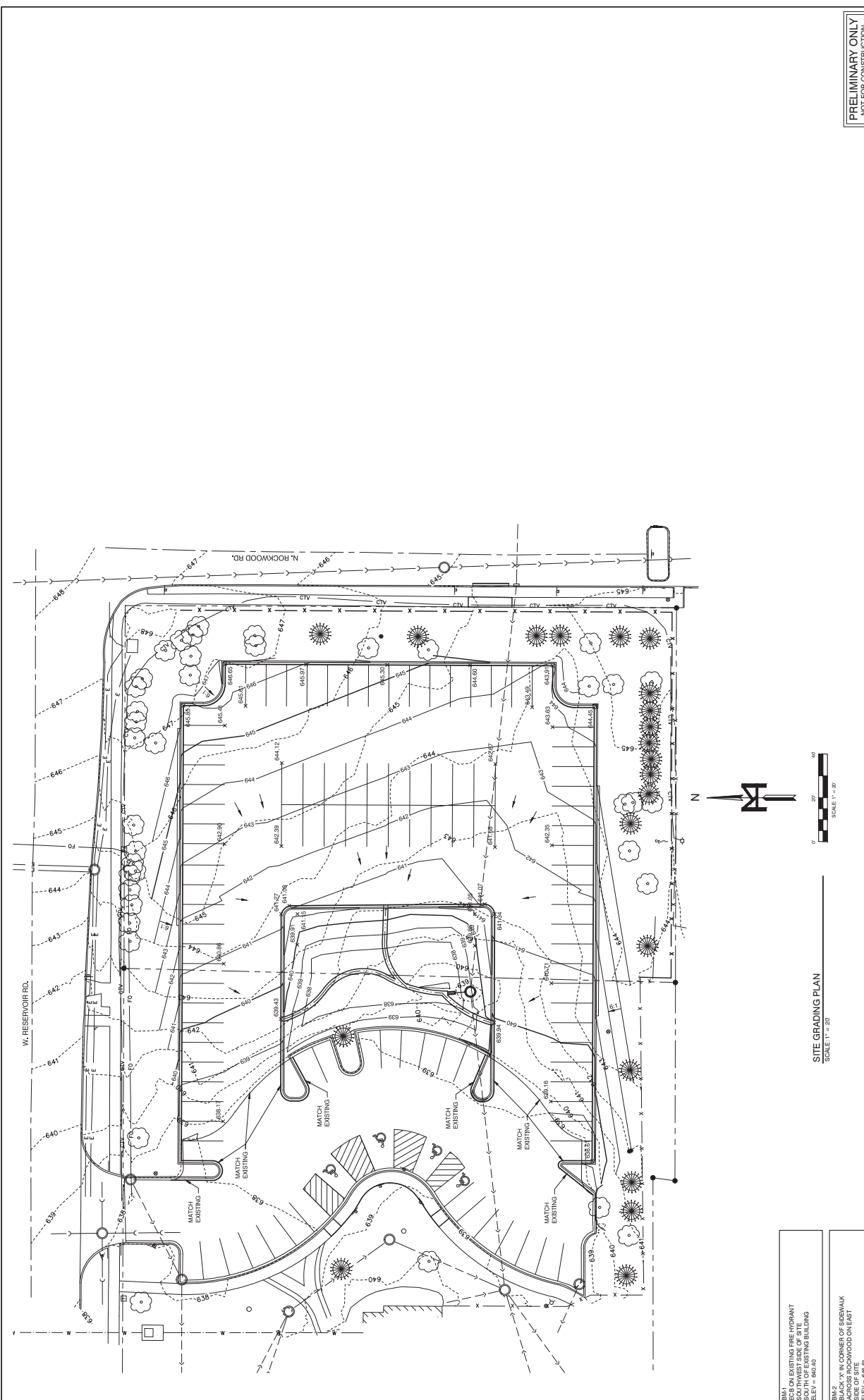
CLIENT:

REV.	DATE	BY	CHKD.	SCALE
1	12/05/15			1" = 20'

DATE: 12/05/15

SCALE: 1" = 20'

SCALE: 1" = 20'



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
64-200
SHEET 4 OF 4
DRAWING
C4

SITE GRADING PLAN

TITLE:
CLIENT:
JOHN C. PROCTOR ENDOWMENT HOME
2724 W RESERVOIR DRIVE
PEORIA, ILLINOIS 61615

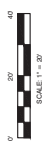
REV.	DATE	DESCRIPTION	BY	CHKD.
1	12/03/15	DATE		
2		SCALE		
3		SUBMITTED		
4		REVISED		
5		ROU		
6		SKK		
7		GRH		

DATE: 12/03/15
SCALE: 1" = 20'
SUBMITTED: []
REVISED: []
ROU: []
SKK: []
GRH: []

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
www.mohrlandker.com
Professional Design Firm #164-005291
Tel: (309) 692-8501
Fax: (309) 692-8501

BM1
EGB ON EXISTING FIRE HYDRANT
AT INTERSECTION OF
SOUTH OF EXISTING BUILDING
ELEV = 640.40

BM2
BLACK 'X' IN CORNER OF SIDEWALK
ACROSS ROCKWOOD ON EAST
ELEV = 646.81



SITE GRADING PLAN
SCALE: 1" = 20'

SENIOR ADULT HOUSING

TRAFFIC GENERATION CALCULATIONS

LOCATED AT:

2724 W. Reservoir Blvd.
PEORIA, IL

PREPARED BY:

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.
December 3, 2015

Based on the ITE Manual we utilized Land Use: 252 Senior Adult Housing - Attached
This land use includes provides extended care housing for senior citizens.

The 2724 W. Reservoir Blvd. development best fits this land use.

Total Square Footage of Buildings: 273,750

Based upon the ITE manual for Land Use 252, we have calculated the following traffic generation for the completed project.

Peak Hour Vehicle Trip Ends A.M. (0.08 Trip ends/occupied dwelling unit) – 16 Vehicles
Peak Hour Vehicle Trip Ends P.M. (0.11 Trip ends/occupied dwelling unit) – 22 Vehicles