



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: December 7, 2017

CASE NO: PZ 17-41

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for an assisted living facility, Ordinance No. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for building additions and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend a Special Use for an assisted living facility as described below. The petitioner also requests a waiver to allow an increase in maximum allowable building height from 45' to 52'6".

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Dwelling units	<p>PROPOSED: 12 – 2 bedroom units at the north end of site; plus 16 – 1 bedroom units at the south end of the site.</p> <p>EXISTING: 20 townhomes and 125 apartments (includes previous project currently under construction)</p> <p>LOSS FROM REMODELING/CONVERSIONS: 16 dwelling units</p> <p>Plus 67 rooms in the nursing center</p> <p>TOTAL 157+67 = 224</p>	None	Meets density limits of 20 dwelling units per acre in the R-7 zoning district.
Parking	An indoor garage with 20 parking spaces will be added at ground level under the apartment wing, accessed from Florence (north end). There is also an existing indoor garage with 17 spaces.	None	None
Mechanical & Utility Screening	Not submitted	None	Must meet Code requirements
Landscaping	Not submitted	None	Must meet Code requirements

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Signs	Not submitted	None	Must meet Code requirements
Exterior Lighting	Not submitted	None	Must meet Code requirements
Setbacks, Yards	The front yard setback requirement for R7 is 25 feet. The proposed setback from Sheridan is 25 feet, and 78 feet from Sheridan.	None	Meets requirements.
Height	North wing addition: 3 stories South wing addition: 4 stories, shown at 52'6" feet in height	Waiver requested to allow increase in allowable height from 45' to 52'6"	This is consistent with previously granted height waivers
Materials	Façade on the addition along Sheridan will match existing façade along Sheridan, and will include brick and stone piers, and stone accents; side facades will be consistent with addition along Florence, and will consist of brick.	None	
Density	The R7 district allows 20 dwelling units per acre.	None	Based on the the R-7 parcel, up to 258 units could be allowed. The proposal is 157, plus 67 rooms with non-driving occupants.

In 1992 a Special Use was granted in a Class R-7 (Multi Family Residential) District for existing conditions and expansion of the parking lot. Amendments to the Special Use granted in Ordinance Number 13,392, were approved in 2001, 2002, 2005, 2009, and 2014 to allow for elderly housing and nursing home expansions. In addition, an administrative Special Use amendment was approved in 2013 to allow for one building addition.

The most recent amendment was approved October 25, 2016, with Ordinance Number 17,409. This amendment allowed additions to existing townhouse, a nursing center, dining area and independent living area, and parking lot modifications.

BACKGROUND

Property Characteristics

The subject property contains 12.94 total acres of land and developed with an assisted living complex. The majority of the property (Parcel ID 14-29-428-002) is zoned R-7 (Multi-Family Residential) and is 12.9 acres, with a small portion (Parcel ID 14-29-428-004) zoned R-3 (Single-Family Residential) District, which is 0.04 acres.

R-4 (Single-Family Residential) and C-N (Neighborhood Commercial) Districts to the north and west, and R-4 (Single-Family Residential) District to the east and south.

History

Date	Zoning
1931 - 1958	A (One Family Dwelling) District
1958 - 1963	A (One Family Dwelling) District
1963 - 1990	R-1 (Low Density Residential) District (through 1971) R-3 (High Density Residential) District (through 1990)
1990 - Present	R-7 (Multi-Family Residential) District

DEVELOPMENT REVIEW BOARD ANALYSIS

The Development Review Board 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	Front façade along Sheridan must be constructed of same style and architecture as the current front facing facade.
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None. Note a temporary construction access drive is proposed on the south portion the parcel from Sheridan.
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No – due to height	None
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) Attractive Neighborhoods 3) 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 the request with the following conditions and waivers:

Condition: Front façade along Sheridan must be constructed of same style and architecture as the current front facing facade.

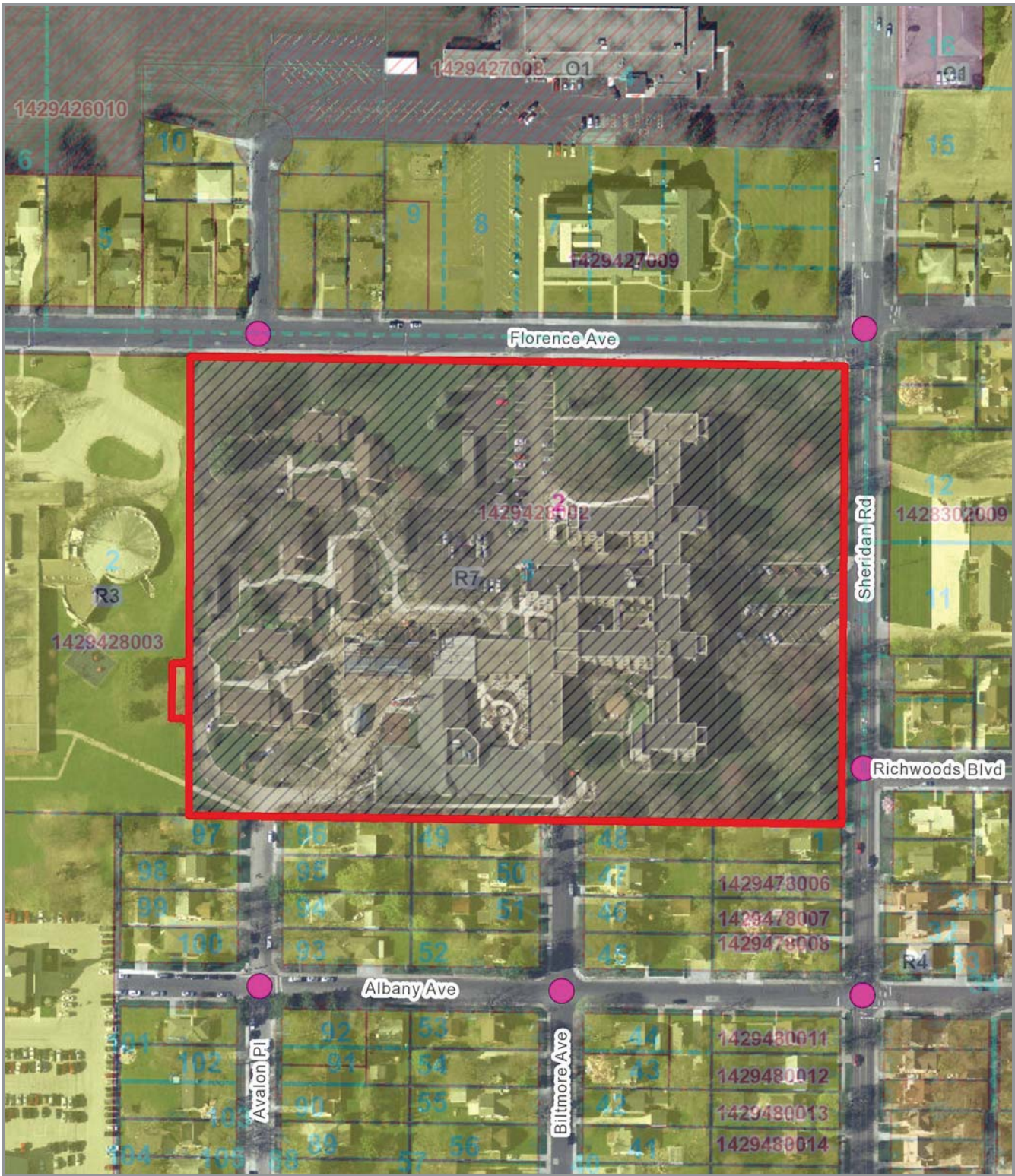
Waiver: Waiver to increase the maximum allowed height from 45 feet to 52'6".

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

PZ 17-41 - SURROUNDING ZONING

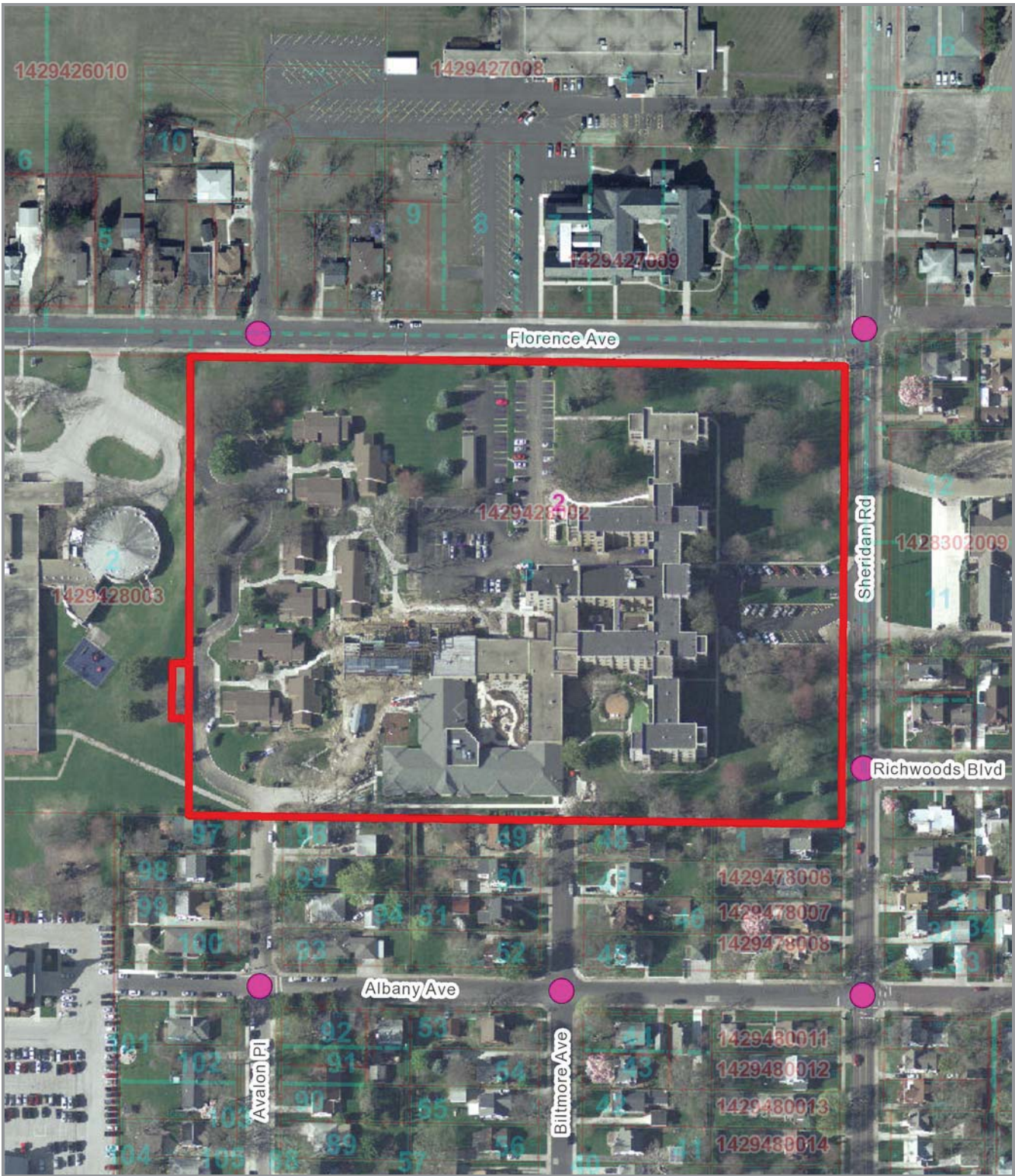


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Map Scale
1 inch = 200 feet
11/29/2017



PZ 17-41 - AERIAL

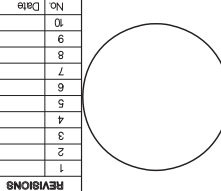


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Map Scale
1 inch = 200 feet
11/29/2017



No.	Date	Revisions
10		
9		
8		
7		
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1		



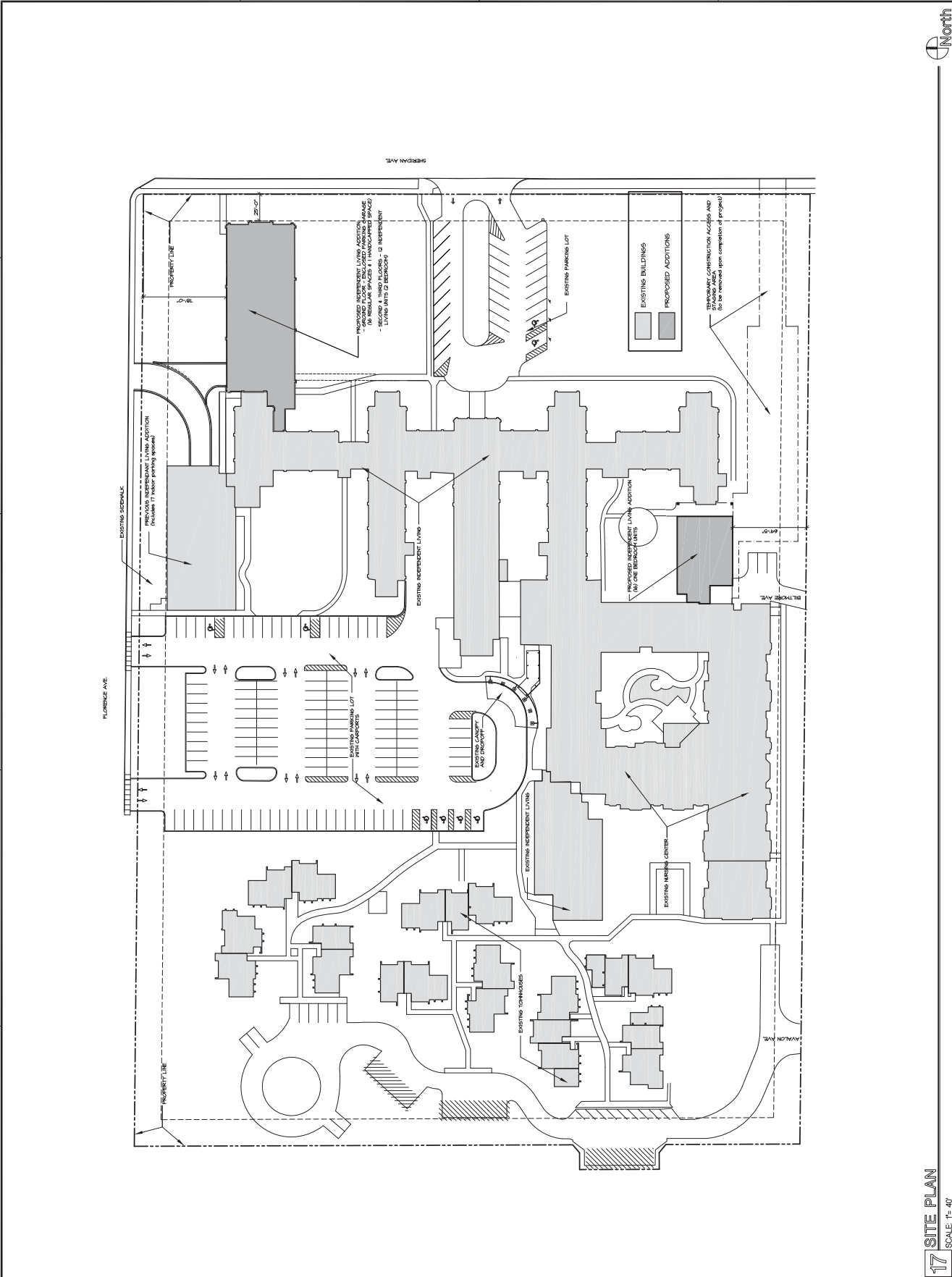
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Proposed Additions for
**Christian Buehler
 Memorial Home**
 Peoria, Illinois
 PROJECT NO. 1711
 DATE 2/20/07
 DRAWN BY BGF/PBR
 CHECKED BY CLF
 SPECIAL USE APPLICATION

SITE PLAN
 SHEET NO.

C100



17 SITE PLAN
 SCALE 1" = 40'



No.	Date	Remarks
10		
9		
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2		
1		

P.J. HOERR
CONSTRUCTING WITH QUALITY

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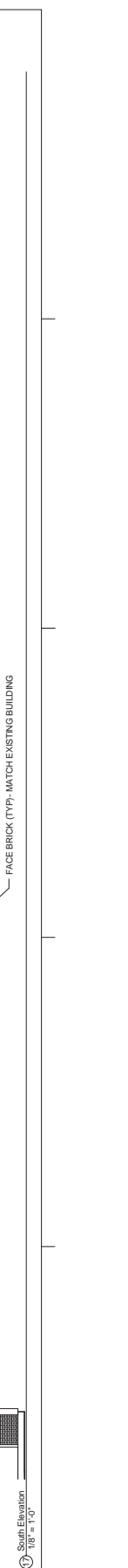
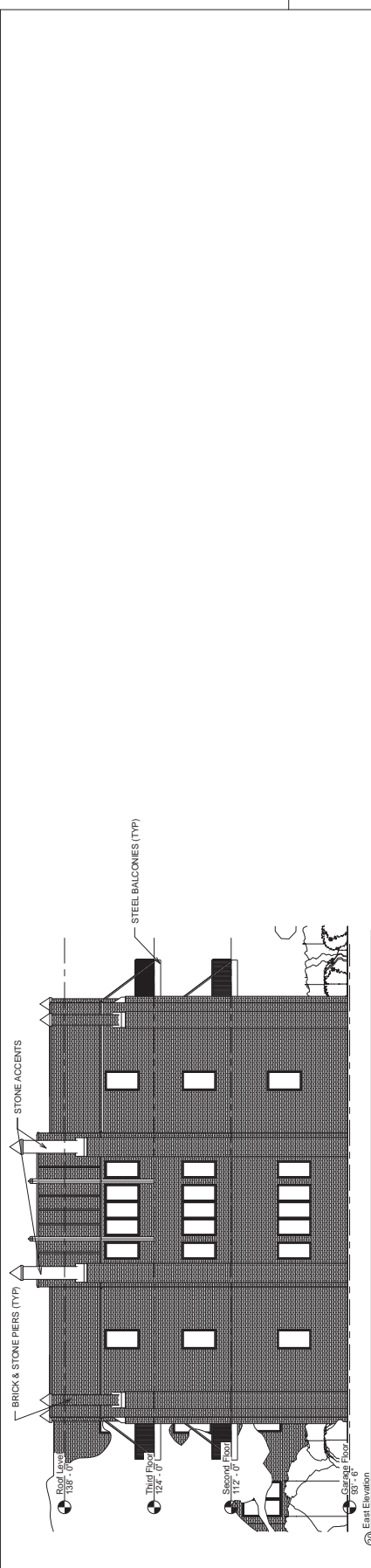
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Project Address for
**Christian Buehler
Memorial Home**
Addition & Apartment Addition
Peoria, IL

DATE: 11/22/17
DRAWN BY: RBR
CHECKED BY: CLF
SCHEMATIC DESIGN

BUILDING
ELEVATIONS

SHEET NO.
A200



No.	Date	Remarks
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REVISIONS

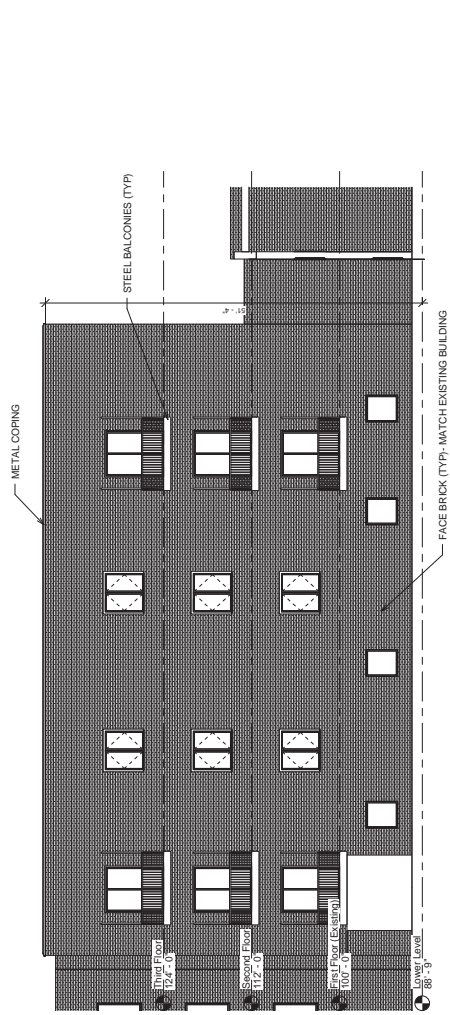


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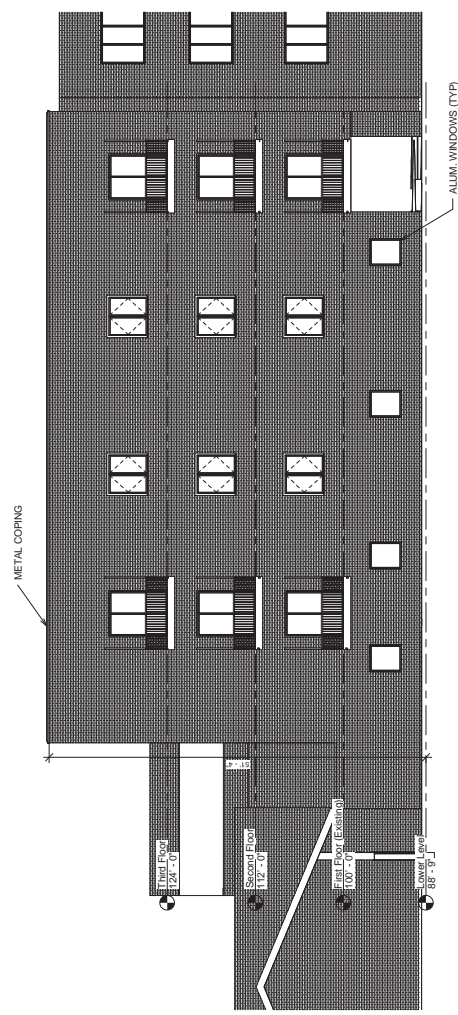
Project Address for
Christian Buehler
Memorial Home
 1001 Ave Apartment Addition
 Peoria, IL
 PROJECT NO. 1711
 DATE 10/27/17
 DRAWN BY Author
 CHECKED BY Checker
 SCHEMATIC DESIGN

BUILDING ELEVATIONS

SHEET NO.
A201



16 North Elevation
 1/8" = 1'-0"



17 South Elevation
 1/8" = 1'-0"



**North Addition -
View from Florence Avenue**



**North Addition -
View from Sheridan & Florence Avenue**



**North Addition -
View from South**



**North Addition -
Ariel View from Florence Ave.**



**South Addition -
View from South**



**South Addition -
Ariel View from North**