



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: June 4, 2020
CASE NO: PZ 20-12

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., representing Christian Buehler Memorial Home, to rezone property from a Class R-7 (Multi-Family Residential) District and Class R-3 (Single-Family Residential) District all to Class R-7 (Multi-Family Residential); and to amend an existing Special Use Ordinance No. 13,392, as amended, for an Assisted Living Facility, to allow for a building addition and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification No. 14-29-428-005), Peoria, Illinois. (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to:

1. Obtain one zoning classification by rezoning a 0.04 acre portion from Class R-3 (Single-Family Residential) District to a Class R-7 (Multi-Family Residential) District. Zoning classification of the main campus will not change from the present Class R-7 (Multi-Family Residential) District, and
2. Amend the Special Use to allow a four story addition with a 16,950 SF footprint, at the SE corner of the property. The petitioner requests a waiver to increase the maximum allowable building height from 45 feet to 55 feet. The addition will consist of 12 bedroom units, fitness area, food service area, and parking garage.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling Units	Proposed: 12 units Existing: 167 units Total: 179 units	None	Use does not exceed the maximum allowable density of 258 units (20 units per acre).
Setbacks, Yards, Build To	Front yard to Sheridan Rd is 25 feet. Side yard of driveway is 20 feet. Side yard of garage is 50 feet. Side yard of 4-story is 84 feet.	None	Complies with code requirements. Side yard setback of the 4-story portion of the addition is equal to the existing building and exceeds the minimum required standard.
Height	Proposed Addition: 4 stories, 55 feet Height range of other multi-story sections is 45-62 feet. Original building is 4 stories.	Waiver requested to increase allowable building height from 45 feet to 55 feet	Proposed height is consistent with previously approved height waivers. The height is keeping with the architectural style of the building.
Mechanical & Utility Screening	Addition is designed with parapets to screen rooftop equipment. Height waiver is needed to properly screen equipment.	None	Must meet code requirements
Exterior Materials	Materials will be identical to those used on the north Sheridan addition. Style includes brick and stone piers, stone accents.	None	Recommended condition is the materials will match that used for the north Sheridan addition.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Indoor garage with 16 parking spaces at ground level under the apartment wing. Plus, covered parking with 8 parking spaces. Both accessed from south driveway. No unenclosed parking along south driveway. Existing parking on campus is 251 spaces.	None	None
Landscaping Bufferyard	Transitional bufferyard along south property line. Front yard trees to be replaced.	None	TBY includes more plant material than required by code.
Access & Circulation	<p>Vehicle access is via the south drive. This drive is for access to the enclosed garages only (no parking on drive).</p> <p>Deliveries use entrance off Florence Ave. Biltmore Ave drive has a locked gate for emergency services only. Avalon Ave drive is used only by residents of the townhomes. No cross traffic.</p> <p>The proposed addition does not have its own pedestrian entrance (access is provided via corridors / elevators within the existing building. The existing sidewalk at the north side of the Sheridan parking lot connects the main entrance (including handicapped accessible entrance elevator) to the public sidewalk along Sheridan.</p>	None	None
Exterior Lighting	Photometric plan submitted	None	Plan meets code requirements

BACKGROUND

In 1992 a Special Use, by Ordinance number 13,392, granted existing conditions and expansion of the parking lot for an assisted living facility in a Class R-7 (Multi-Family Residential) District. The assisted living facility has been in operation since 1932. Amendments to the 1992 Special Use were approved in 2002, 2005, 2009, 2014, 2016, and 2018 to allow for expansions/additions to the elderly housing and assisted living facilities. Administrative amendments were approved in 2013 and 2015 for a building addition and parking lot modification. The most recent special use was approved January 9, 2018 with Ordinance Number 17,546. This amendment allowed the recently completed addition in the northeast corner and an addition to the south, currently under construction.

PROPERTY CHARACTERISTICS

The subject property consists of 12.94 acres and developed with an assisted living campus. Most of the property is zoned R-7 (Multi-Family Residential). A 0.04 acre portion of the property, used as covered parking for the townhouses is currently zoned R-3 (Single-Family Residential) district. This portion corresponds to the subject rezoning request. Surrounding zoning is R-3 (Single-Family Residential) district. Surrounding uses are religious institutions, public primary school, and residential. The Comprehensive Plan designation for the property is high density residential.

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1971	R-1 (Low Density Residential)
19-71-1990	R-3 (High Density Residential) District
1990 - Present	R-7 (Multi-Family Residential) and R-3 (Single-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 Rezoning	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	Existing assisted living facility is compatible to surroundings. Surrounding zoning is R-3 (Single Family Residential) district. Surrounding uses: education and religious institutions and residential.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	If not changed, property will have two zoning classifications. This creates uncertainty around required development standards.
<u>LaSalle Factor #3:</u> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	Public welfare should not be diminished by the rezoning as most of the property is already in the R-7 (Multi-Family Residential) district.
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	Rezoning will reduce the number of zoning districts and eliminate future uncertainty around required development standards.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The subject parcel is suitable for the R-7 (Multi-Family Residential) district. It is developed as an assisted living facility.
<u>LaSalle Factor #6:</u> Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	N/A
<u>LaSalle Factor #7:</u> Public need for the proposed use.	If not changed, property will have two zoning classifications. This creates uncertainty around required development standards.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is High Density Residential

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 nor diminishment to property values	Yes	Addition will have consistent architectural style, height, setbacks
No impediment to orderly development	Yes	South yard includes TBY. Consistent architectural style, height, setbacks
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	South drive is for resident access to enclosed parking only
If a public use/service, then a public benefit	N/A	N/A

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
Conforms to all district regulations	No	Waiver request to increase maximum allowable building height
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) 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 waiver and condition:

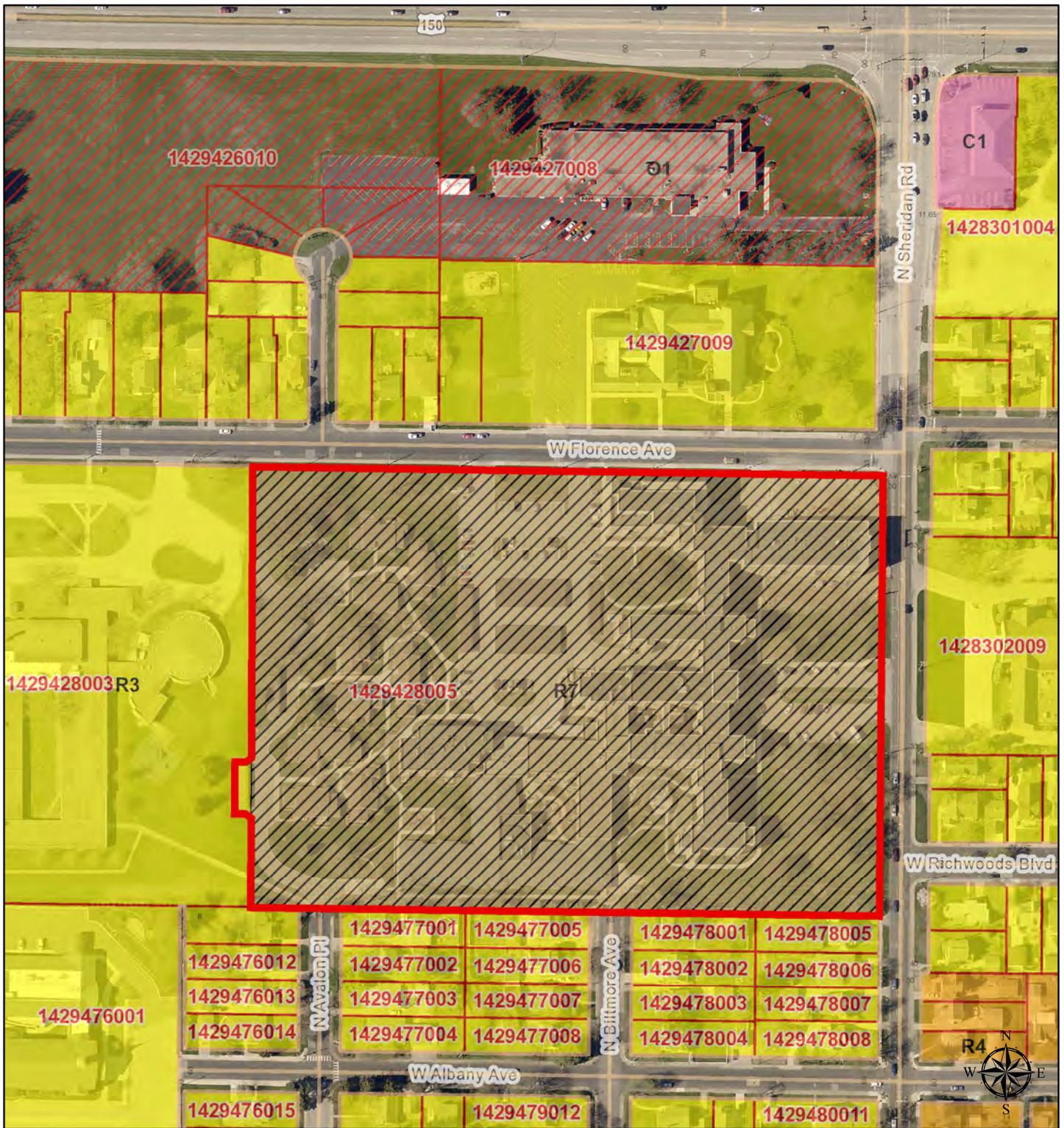
1. Waiver to increase the maximum allowed building height from 45 feet to 55 feet.
2. Condition: Front façade along Sheridan Road must be constructed of same material (and color) and architecture as the current Sheridan Road facing façade.

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. Applicant’s Description of Request
4. Trip Generation Estimate
5. Site Plan
6. Landscaping Plan
7. Elevations and/or Renderings
8. Photometric Lighting Plan

Zoning 3415 N. Sheridan Road



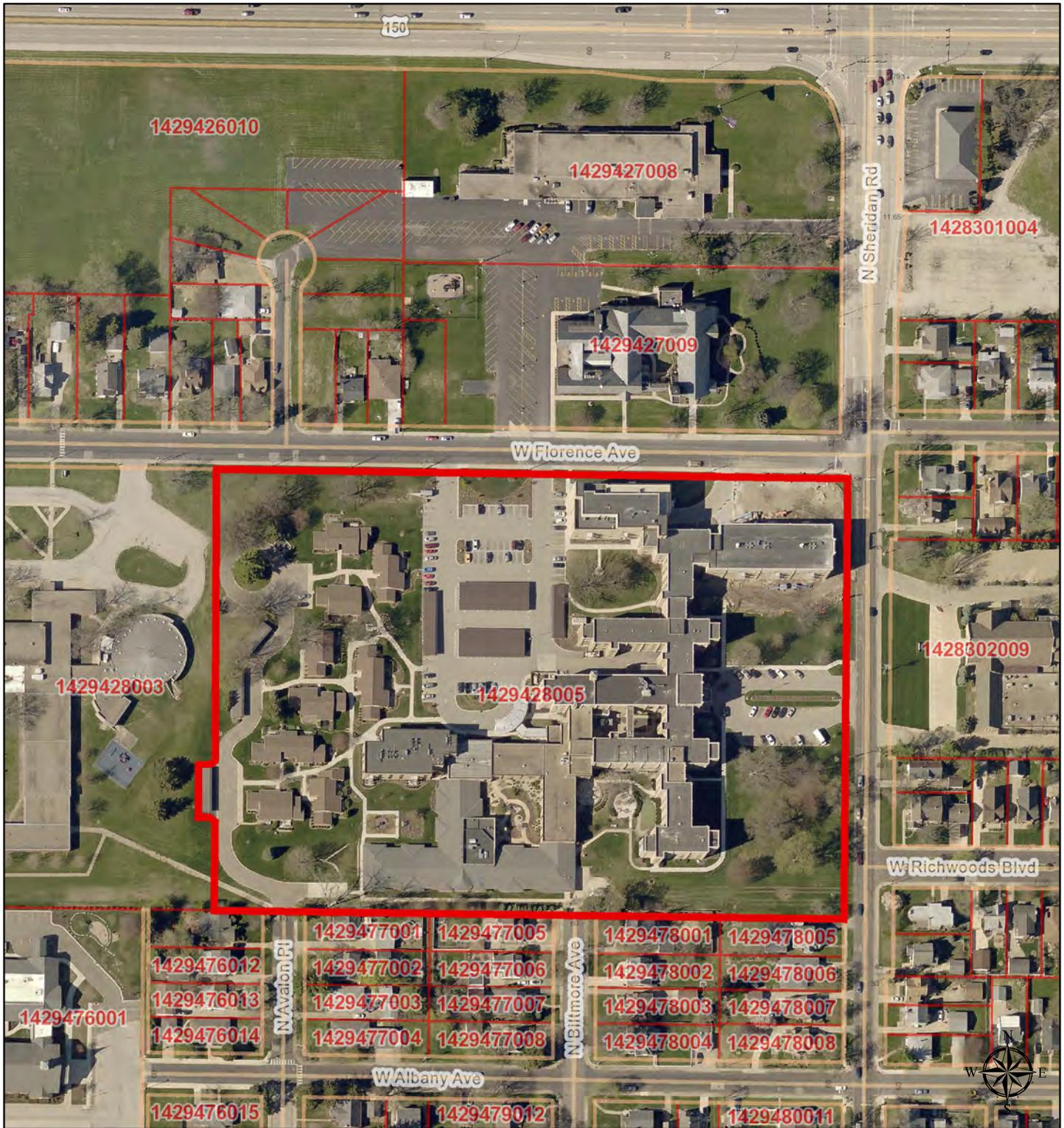
1 inch = 200 feet



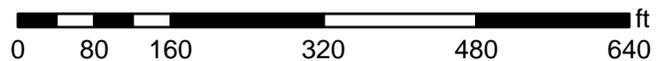
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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



3415 N. Sheridan Road



1 inch = 200 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

Peoria County, IL, HERE, USGS



BUEHLER CHRISTIAN HOME

TRAFFIC GENERATION CALCULATIONS

LOCATED AT:

3415 N SHERIDAN
PEORIA, IL

PREPARED BY:

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.
April 30, 2020

Based on the ITE Manual we utilized Land Use: 255 Continuing Care Retirement Community. This land use includes combinations of senior adult detached, senior adult attached, assisted living and skilled nursing care aimed at allowing residents to live in one community as their medical needs change.

Buehler Christian home best fits this land use.

Total Number of Beds:

Nursing Home – 78 Beds
Townhomes – 38 Bedrooms
Bedrooms in Building – 222 Bedrooms
Total Beds – 338

Based upon the ITE manual for Land Use 255 and 338 Beds, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday – $338 \times 2.658 = 898$ Vehicles
Peak Hour Vehicle Trip Ends A.M. – $338 \times 0.180 = 61$ Vehicles
Peak Hour Vehicle Trip Ends P.M. – $338 \times 0.348 = 118$ Vehicles

AR&D

Facts and Information Regarding the Special Use Application for the Christian Buehler Memorial Home

April 29, 2020

Historical Summary

The Buehler Home is a non-profit (501(c)3) independent living and nursing home that has been at its present location since 1932. Since that time, multiple additions and renovations have been accomplished which have affected both the independent living and nursing center components of the campus.

The most recent work on the campus consisted of two independent living additions containing 18 additional units on the North end of the campus as well as new addition containing 18 new units at the South end of the campus. A major renovation of the first two floors of the existing South wing is also currently under way which will create 6 new units in the area formerly containing 20 smaller units.

This project was begun in 2017 and is expected to be complete summer of 2020.

Purpose of Project

Because of changing demographics and the desire of the current generation of retirees to have more living space, there has been an ongoing trend to combine existing smaller apartments within the existing facility to larger units, thus resulting in a decrease in total number of units available. The project is intended to enhance the quality of life for building residents, by providing newer, larger units in line with market demand. This project will also include new resident services areas, including a fitness area with walking track, a satellite food preparation and dining area as well as a therapeutic pool facility.

Project Summary

The following components are being planned for this project

- 1) The project will consist of a four story addition at the South end of the campus which will contain 12 new (2) bedroom units. The addition will also include a fitness area with exercise areas and a walking track, as well as a food service area. The addition will also include a new aquatics area with multiple therapeutic pool structures.
- 2) Additional indoor parking for residents will be provided in an enclosed parking garage to be located at the ground level under the new wing. Access to the private garage will be directly off the South resident drive that was included in the previous special use request.
- 3) There will be a limited amount of site development as most of the required facilities are already existing or now under construction via previous approvals. Some minor adjustments of existing walks, etc. will be included per the submitted site plan.

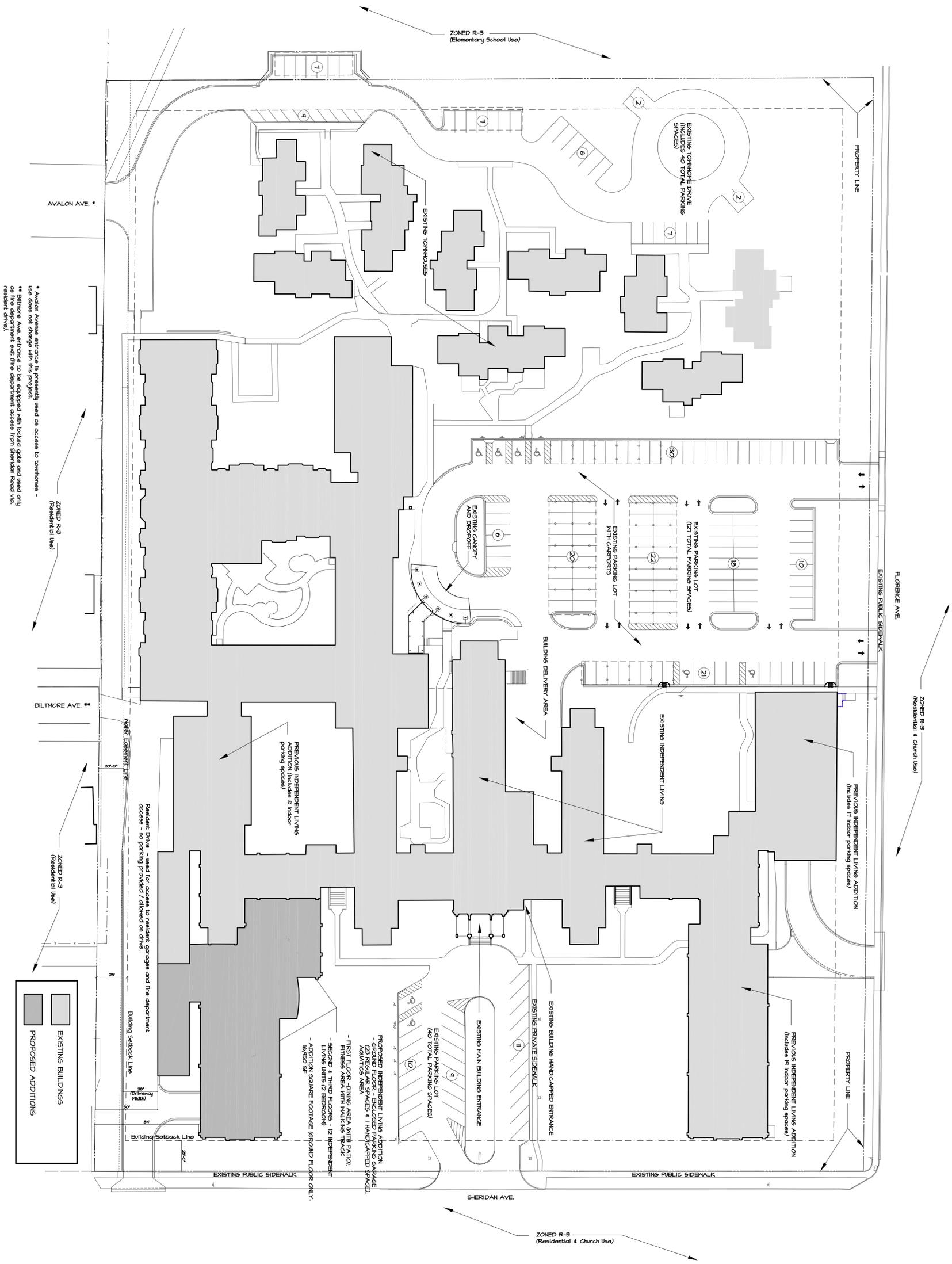
Traffic

The attached Traffic generation calculations show a modest increase in traffic generation for the campus. The impact of this (theoretical) traffic would be negligible from a surrounding community standpoint.

It is also important to note that no changes to existing emergency traffic (ambulance and fire department) routes would be made resulting from this project.

Architectural Research & Design

316 S. W. Washington St. Suite 501 Peoria, IL 61602 PH:309.673.9486 FAX: 309.673.9487 E-mail: cfischer@arnd.com



* Avalon Avenue entrance is presently used as access to townhouses - use does not change with this project.
 ** Biltmore Ave entrance to be equipped with locked gate and used only as fire department exit (fire department access from Sheridan Road via resident drive).

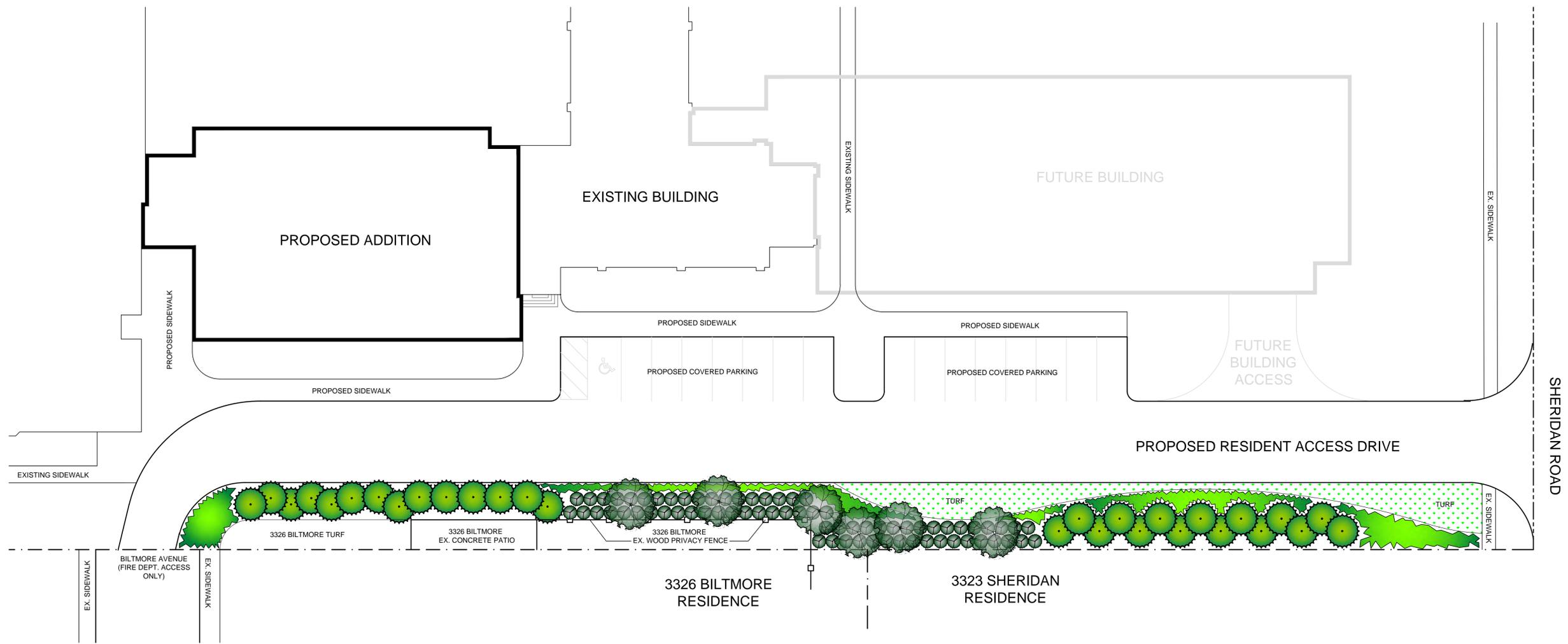
PROJECT DATA:
 PROJECT NAME: CHRISTIAN BUEHLER HOME - SOUTH SHERIDAN ADDITION
 PROJECT ADDRESS: 3415 N. SHERIDAN ROAD PEORIA, IL, 61604
 DATE: APRIL 30, 2020 (Original Submission)
 MAY 10, 2020 (Revised Submission)

LEGEND:
 [Grey Box] EXISTING BUILDINGS
 [White Box] PROPOSED ADDITIONS

PROJECT DATA:
 PROJECT NAME: CHRISTIAN BUEHLER HOME - SOUTH SHERIDAN ADDITION
 PROJECT ADDRESS: 3415 N. SHERIDAN ROAD PEORIA, IL, 61604
 DATE: APRIL 30, 2020 (Original Submission)
 MAY 10, 2020 (Revised Submission)



<p>AR&D Architectural Research & Design P.C. 316 SW Washington, Suite 501 Peoria, Illinois 61602 TEL 309.673.9486 FAX 309.673.9487 www.amd.com</p> <p>Attention: contractors shall verify all dimensions and conditions before beginning any of the work. This document is the sole property of AR&D and may not be used for any purpose other than that for which it has been submitted. It may not be duplicated, copied or reproduced in any manner without the written consent of AR&D. All rights are reserved whether or not copyrighted. Registered Professional Service Corporation License No. 060-003137</p>	<p>P.J. HOERR Since 1914 CONSTRUCTING WITH CREATIVITY</p> <p>Peoria Office: 107 N. Duane, Peoria, IL 61604 Phone: 309.688.9517 Fax: 309.682.6502 Knoxville/Normal Office: 111 Ultra Lane, Normal, IL 61701 Phone: 309.688.9517 Fax: 309.661.6552</p>	<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>No.</td><td>Date</td><td>Remarks</td></tr> </table>		1			2			3			4			5			6			7			8			9			10			No.	Date	Remarks
		1																																		
		2																																		
		3																																		
		4																																		
		5																																		
		6																																		
		7																																		
		8																																		
		9																																		
10																																				
No.	Date	Remarks																																		
<p>Proposed Additions for: Christian Buehler Memorial Home Peoria, Illinois</p>																																				
<p>PROJECT NO. 1906 DATE 26MAY20 DRAWN BY BGF: PBR CHECKED BY CLF SPECIAL USE APPLICATION</p>																																				
<p>SHEET NO. C100</p>																																				
<p>SITE PLAN</p>																																				



- LEGEND**
-  DECIDUOUS TREE
 -  EVERGREEN TREE
 -  ARROWWOOD VIBURNUM DECIDUOUS SHRUB
 -  FLOWERING AND ORNAMENTAL PLANTINGS



Chambers
and Sons Landscaping, Inc.
 landscaping ~ DESIGN ~ maintenance

8213 NORTH ROUTE 91 | PEORIA, IL 61615
 PHONE: (309)691-4833 | www.chambers-landscaping.com



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



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



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

REVISIONS										No.	Date	Remarks
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												

P.J. HOERR
ARCHITECTS, INC.
CONSTRUCTING WITH CREATIVITY

Peoria, Illinois 61602
TEL 309.673.9486
FAX 309.673.9487
www.pjhoerr.com

Peoria, Illinois 61602
TEL 309.673.9486
FAX 309.673.9487
www.pjhoerr.com

AR&D
Architectural Research & Design P.C.
316 SW Washington, Suite 501
Peoria, Illinois 61602
TEL 309.673.9486
FAX 309.673.9487
www.arand.com

Attention: contractors shall verify all dimensions and conditions before beginning any of the work. This document is the sole property of AR&D and may not be used for any purpose other than that for which it has been submitted. It may not be duplicated, copied or reproduced in any manner without the written consent of AR&D. All rights are reserved whether or not copyrighted. Registered Professional Service Corporation License No. 080-003137

Proposed Additions for:
Christian Buehler Memorial Home
South Sheridan Addition
Peoria, IL

PROJECT NO.	1906
DATE	26MAY20
DRAWN BY	PBR
CHECKED BY	CLF
DESIGN DEVELOPMENT	

BUILDING ELEVATIONS

SHEET NO.
A200

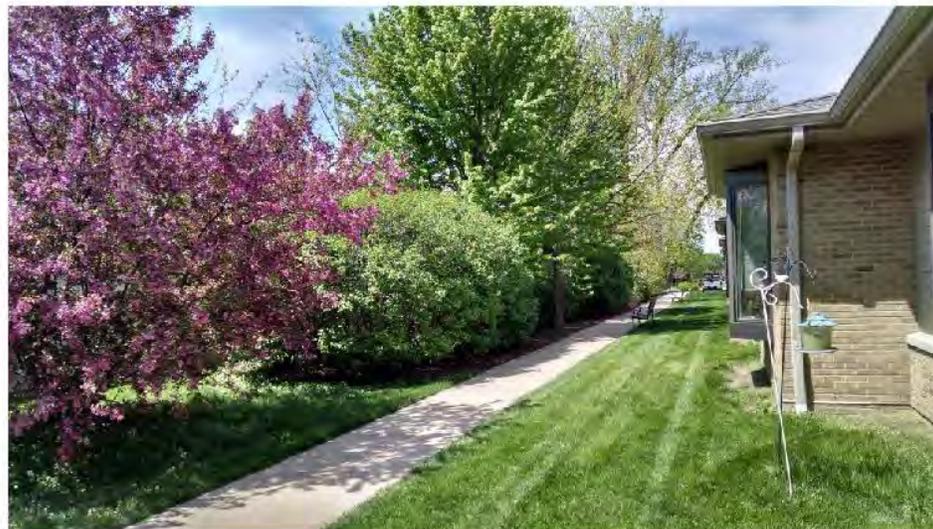
South Elevation

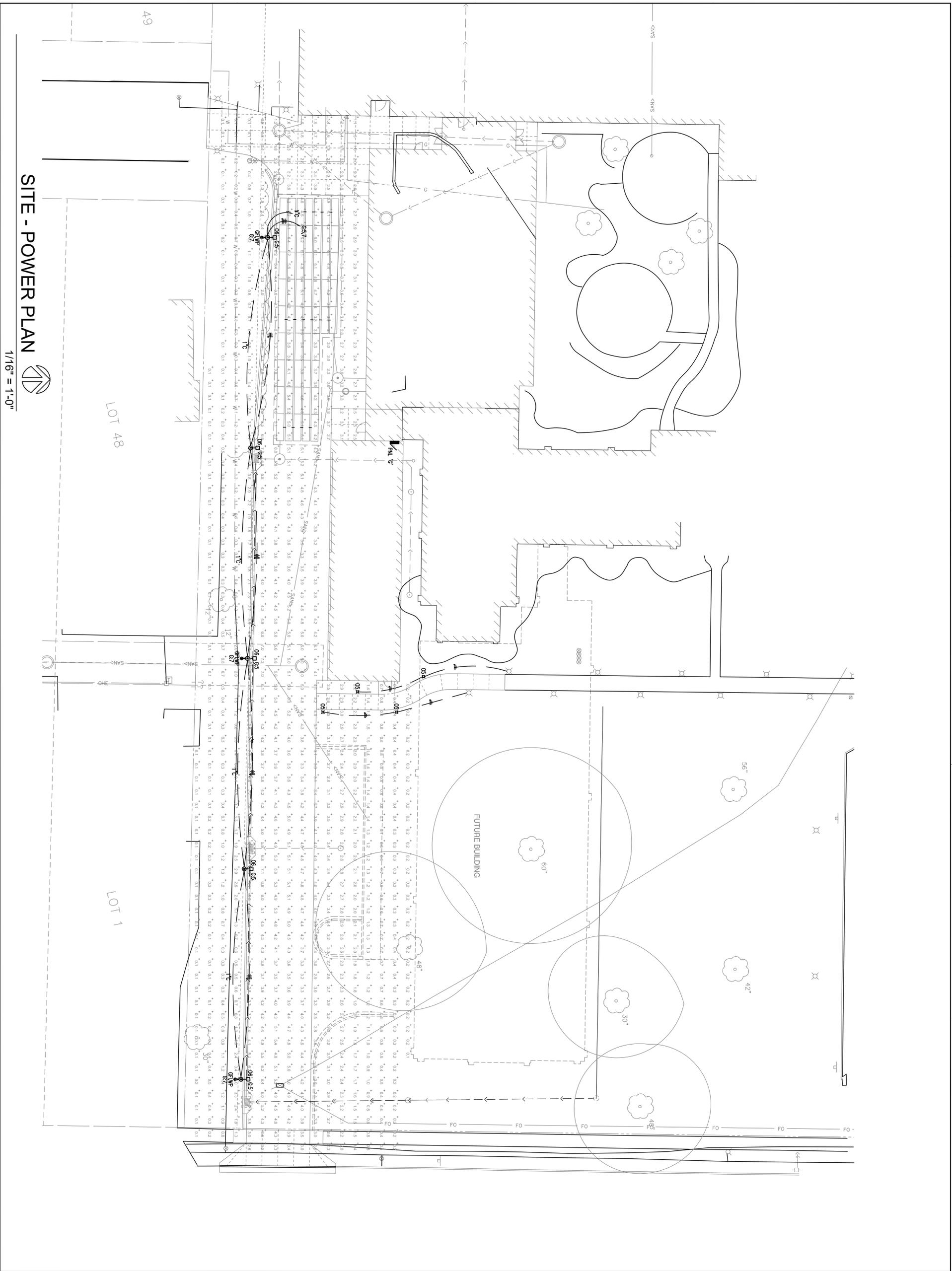


North Elevation



Existing Buffer as Sample





REVISIONS		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
No.	Date	Remarks



Collaborative Engineering Illinois
 Illinois Engineering Collaborative, P.C.
 10 SUISSY COURT, MACONOHIE, IL 61755
 (309) 889-2999 (309) 840-0736

Registered Design Firm –
 Professional Engineering
 License No. 184.007446-0002;
 062.059926

AR&D
 Architectural Research & Design P.C.
 316 SW Washington, Suite 501
 Peoria, Illinois 61602
 TEL 309.673.9486
 FAX 309.673.9487
 www.arnd.com

Attention: contractors shall verify all dimensions and conditions before beginning any of the work.
 This document is the sole property of AR&D and may not be used for any purpose other than that for which it has been submitted. It may not be duplicated, copied or reproduced in any manner without the written consent of AR&D.
 All rights are reserved whether or not copyrighted.
 Registered Professional Service Corporation
 License No. 060-003137

Proposed Additions for
Christian Buehler
 Memorial Home
 Peoria, Illinois

PROJECT NO. 1901
 DATE 07/18/19
 DRAWN BY DRH
 CHECKED BY BAG

CONSTRUCTION DOCUMENTS

SITE LIGHTING PLAN
 SHEET NO.

ES100