



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: February 2, 2017

CASE NO: PZ 17-05

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Don Johnson, of Goodwill Industries of Central Illinois, to rezone property from a Class CN (Neighborhood Commercial), R-7 (Multi-Family Residential) and R-4 (Single-Family Residential) to all Class R-7 (Multi-Family Residential); and to amend an existing Special Use, Ordinance No. 15,638, for a Group Home for permanent housing for persons with disabilities, to add property and a building addition, for the properties located at 403 and 411 S. Olive Street and part of 2127 SW Jefferson Street (Parcel Identification Nos. 18-17-206-016, 18-17-206-022, and part of 18-17-206-023), Peoria, Illinois (Council District 1).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to:

- 1) Rezone the property from a Class CN (Neighborhood Commercial), R-7 (Multi-Family Residential) and R-4 (Single-Family Residential) to all Class R-7 (Multi-Family Residential), and
- 2) Amend an existing Special Use, Ordinance No. 15,638, for a Group Home for permanent housing for persons with disabilities, to add property and a building addition. The amended approval will be described as a group care facility, consistent with the current Unified Development Code. More information is described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Dwelling units	10 bedrooms, 2 common bathrooms, common living and dining	None	In compliance
Parking	12 (requirement is one per resident who drives, plus one per employee)	None	In compliance
Mechanical & Utility Screening	Screened by landscaping	None	In compliance
Landscaping	Existing	None	In compliance
Exterior Lighting	Not to exceed 3 foot candles when measured at the property line.	None	Lighting plan required prior to issuance of a building permit
Setbacks, Yards	Meets 25 feet front yard, and minimum 6 foot side yard requirement.	None	In compliance
Height	One story	None	In compliance
Materials	Not specified	None	Required prior to City Council

BACKGROUND

Property Characteristics

The subject property contains approximately 0.761 acres of land, developed with an existing Group Home. The property is zoned Class CN (Neighborhood Commercial), R-7 (Multi-Family Residential) and R-4 (Single-

Family Residential). It is surrounded by R-4 (Single Family Residential) zoning to the northwest, north and northeast; and CN (Neighborhood Commercial) to the southwest, south and south east.

History

The current Group Home was approved in 2004. The zoning history is as follows:

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	J (Industrial)
1963 - 1990	C2 (Neighborhood-Commercial), C3 (General Commercial)
1990 - Present	R7 (Multi-Family Residential) and CN (Neighborhood Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The rezoning allows the expansion of an existing site.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	This will allow an improvement to otherwise vacant property.
<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.	None expected; the property is located along a heavy arterial.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for additional residential uses.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcels are suitable for R-7 (Multi Family Residential).
<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.	The additional property is currently, potentially, underutilized.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is High Density Residential and Mixed Use.

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	None
No injury to other property or diminish property values	Yes	None

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	YES	None
Comprehensive Plan Critical Success Factors	1) Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

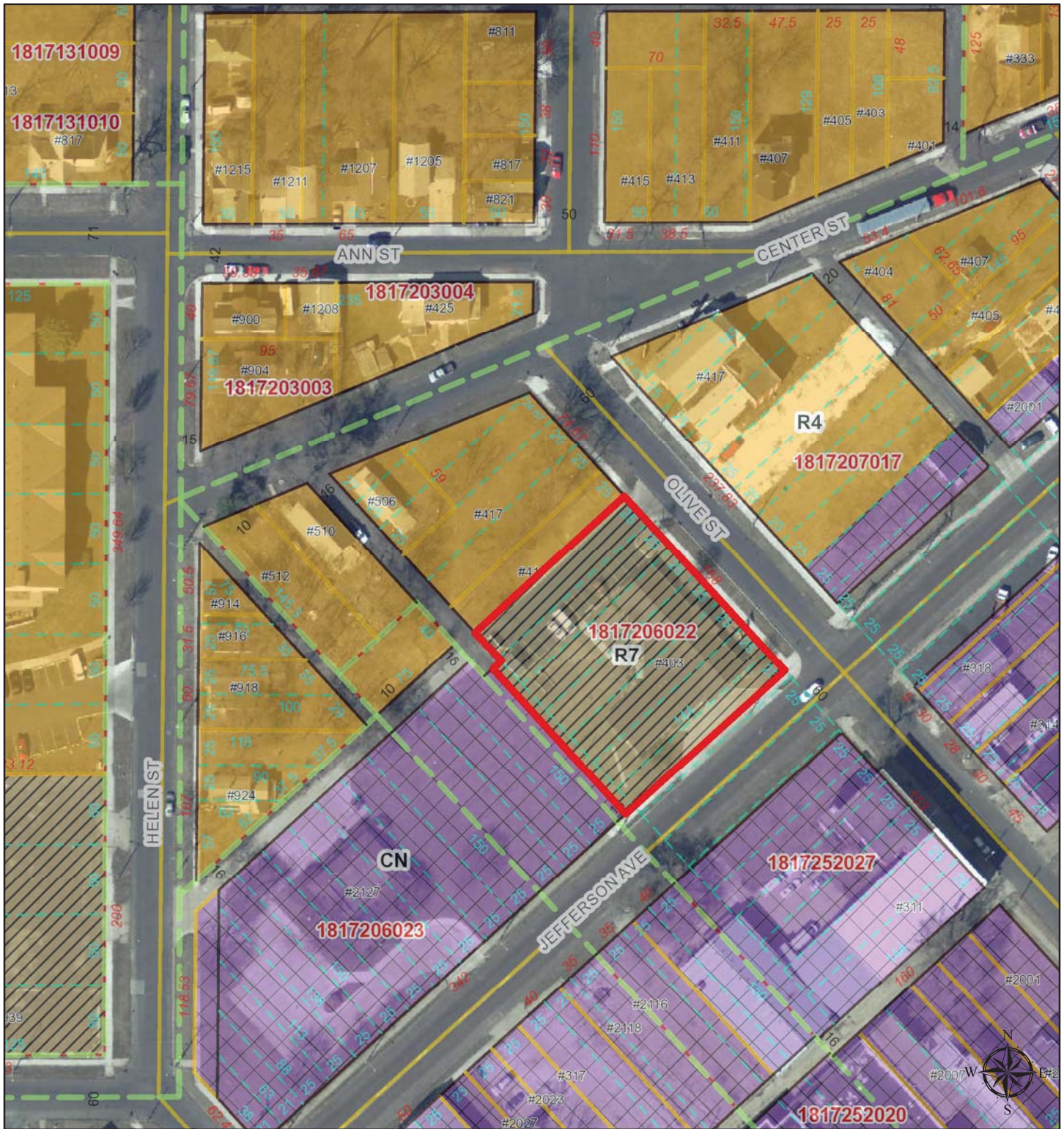
The Development Review Board recommends APPROVAL of the requests.

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

PZ 17-05 - surrounding zoning



1 inch = 100 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



PZ 17-05 - aerial



1 inch = 100 feet



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GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 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 PAYMENT ARE NOT APPLICABLE.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. EXACT LOCATION AND DEPTH SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL ILL. AT 1-800-892-0123, 8 HOURS PRIOR TO CONSTRUCTION.

IF FIELD TILE ARE ENCOUNTERED DURING CONSTRUCTION, THE TILE SHALL BE REPAIRED AND LOCATION DOCUMENTED. NOTIFY THE ENGINEER PRIOR TO ADJACENT BACKFILL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE PROJECT AREA. 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.

ALL TRENCHES SHALL BE PROTECTED BY TRENCH SHIELDS OR SHIELDING. ALL 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 CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHIMMAGE CAUSED BY ANY STORM SEWER BACKUPS.

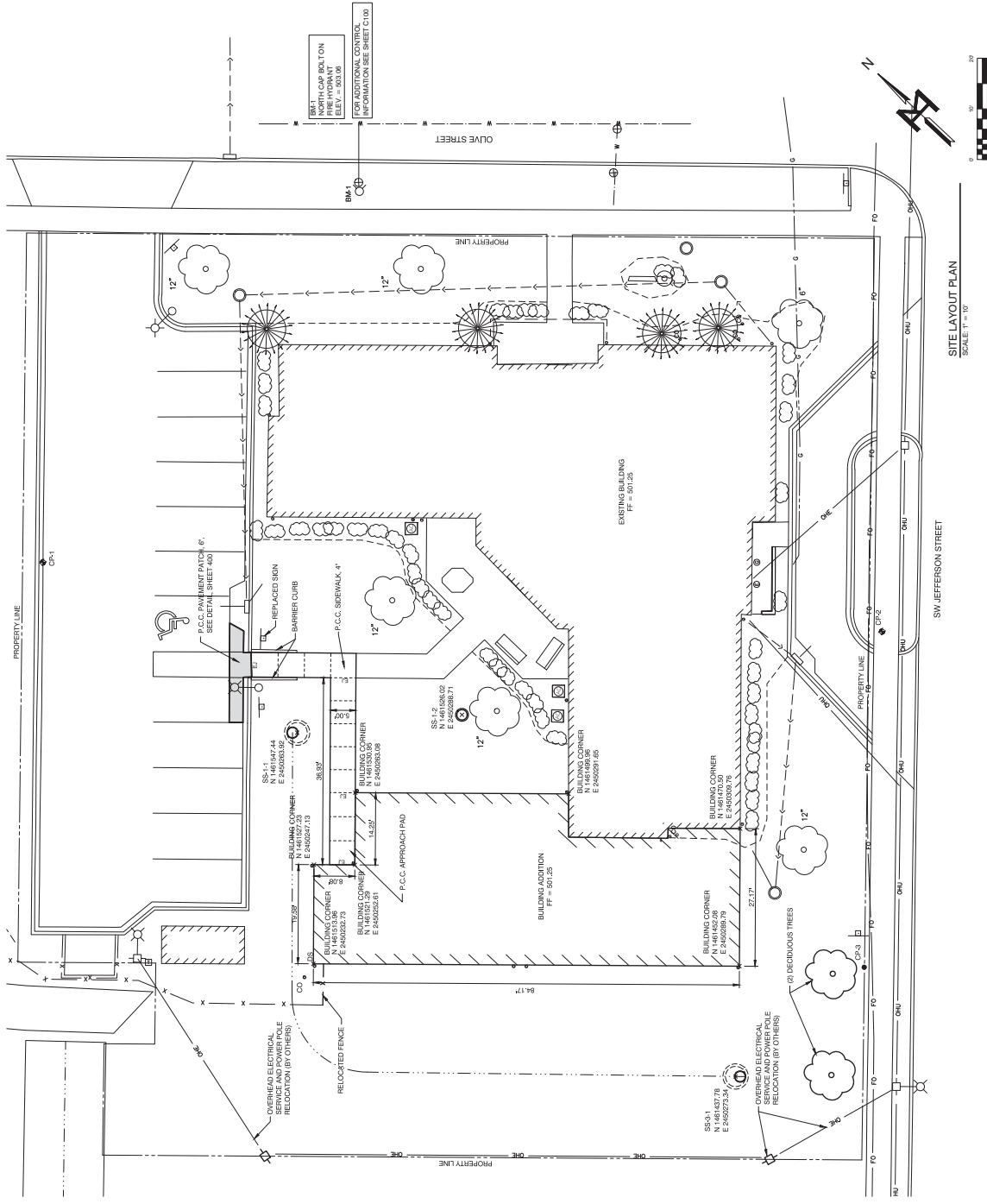
PORTLAND CEMENT CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 301.01 OF THE STANDARD SPECIFICATIONS.

ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED. PROVIDE 4" MIN. TOPSOIL ON ALL DISTURBED AREAS. DISTURBED AREAS SHALL BE SEEDED WITH DOT CLASS 1 SEED MIXTURE AT A RATE OF 200 LBS/ACRE. FERTILIZER SHALL BE APPLIED AT A RATE OF 100 LBS/ACRE. MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE USING DOT METHOD 2.

SEED BEDS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 250.05 OF THE DOT STANDARD SPECIFICATION.

DOWNSPOUT LATERALS SHALL BE 4" PVC SLOPED AT 1% MIN. GRADE. FITTINGS OR SADDLES SHALL BE USED TO CONNECT TO EXISTING STORM SEWER.



Architectural Design Group
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**BUILDING ADDITION FOR
GOODWILL VETERANS HOME**
PEORIA, IL

M CIVIL & ELECTRICAL ENGINEERING & ARCHITECTURE
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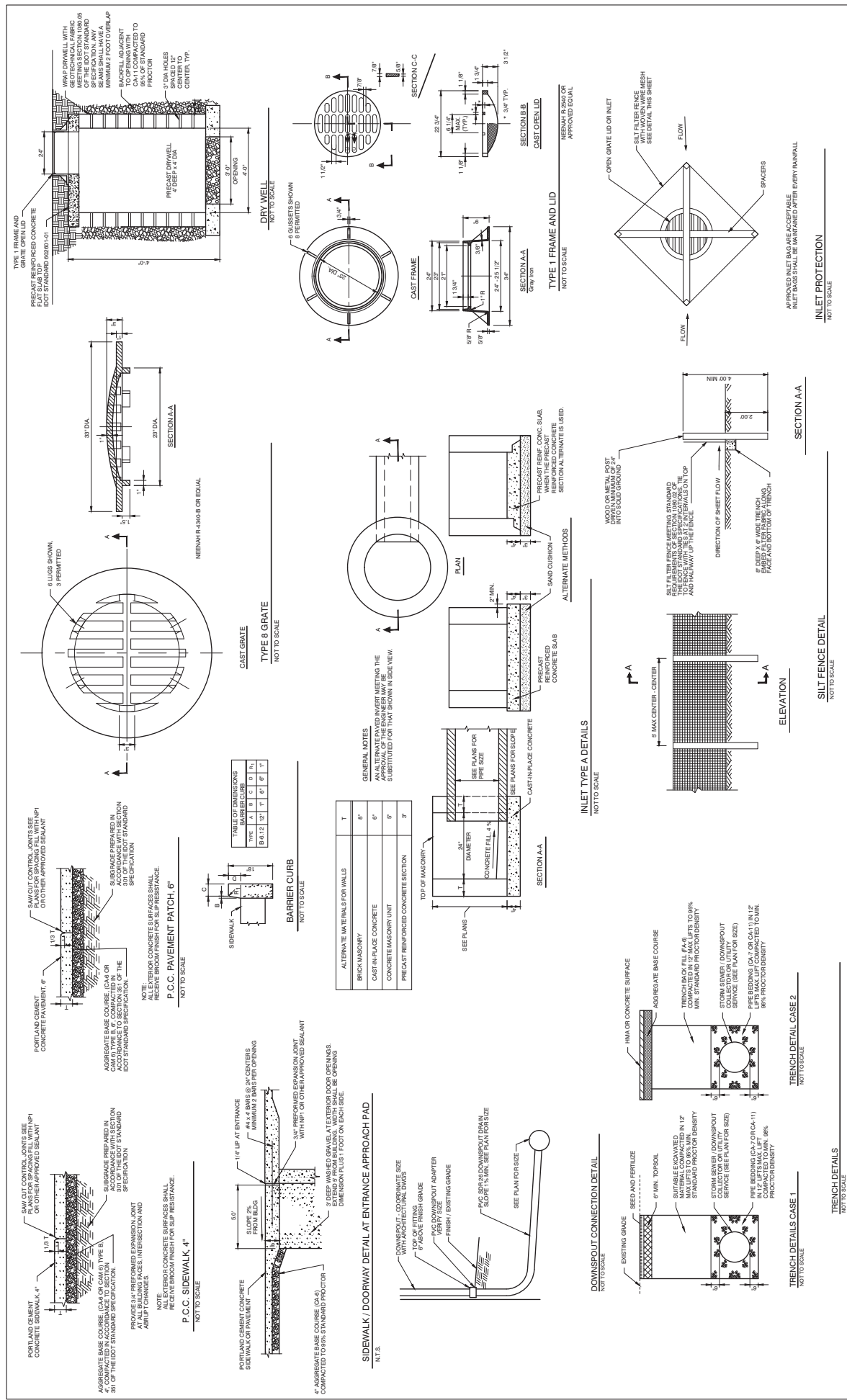
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No.	Date	Revisions

SITE LAYOUT PLAN
SCALE: 1" = 10'

C200

PROJ. NO.: 16-170 DATE: 01/09/17
Drawn: RWS Approved: SDK



CONSTRUCTION DETAILS

3215 W. Water Street
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E-Mail: info@adggrp.com

Architectural
Design Group
INCORPORATED

C400

Proj. No.: G-170 Date: 01/09/17
Drawn: RWS Approved: SDK

**BUILDING ADDITION FOR
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NO. DATE REVISIONS