



Legislation Details (With Text)

File #: 15-130 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 4/6/2015 **In control:** City Council

On agenda: 4/28/2015 **Final action:** 4/28/2015

Title: Communication from the City Manager and Community Development Director with a Request to Concur with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-2 (Single Family Residential) District for an ASSISTED LIVING FACILITY for the Property Identified as Parcel Identification Nos. 13-02-300-002, 13-02-300-003, and part of 13-02-300-012 with a Temporary Address of 8201 N IL ROUTE 91, PEORIA, IL. (Council District 5)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance for PZ 15-12, 2. RTE 91 HEARTIS SITE PLAN_03-25-15, 3. Peoria Elevations for CC Memo, 4. PZ 15-12 Surrounding Zoning Map, 5. CPC Meeting Minutes for PZ 15-12

Date	Ver.	Action By	Action	Result
4/28/2015	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Community Development Director with a Request to Concur with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-2 (Single Family Residential) District for an ASSISTED LIVING FACILITY for the Property Identified as Parcel Identification Nos. 13-02-300-002, 13-02-300-003, and part of 13-02-300-012 with a Temporary Address of 8201 N IL ROUTE 91, PEORIA, IL. (Council District 5)

BACKGROUND:

Proposal

Petitioner Eric Reiter of Caddis Healthcare Real Estate is requesting a Special Use for an Assisted Living Facility located on the west side of IL Route 91 with a temporary address of 9201 N IL Route 91.

The Assisted Living Facility will be comprised of one, two, and three story sections totaling approximately 99,408 sq. ft. situated on 7 acres. The facility will contain 117 housing units to serve elderly persons needing assistance. The building includes a full kitchen and dining area, fitness and physical therapy rooms, and three outdoor secured courtyards for the residents.

Building façades will consist of cultured stone, concrete reinforced siding, shingles, and brick veneer.

Two drive approaches are proposed from IL Route 91 to access the development. IL Dept of Transportation (IDOT) has jurisdiction of IL Route 91. A Site Traffic Analysis has been approved by IDOT which allows the permitting process for access to proceed.

A monument sign is noted on the site plan, however no additional details are provided. The petitioner must comply with the regulations of the R-2 Single Family Residential District, which limit sign to 5 feet in height and 20 sq. ft. in size.

Requested Waivers

- 1) Increase the maximum allowed building height from 35 feet to 36 feet, 1 inch as measured to the mean of the tallest gabled roof.
- 2) Increase the maximum allowed density of 4 dwelling units per acre to 16.7 dwelling units per acre. Note the housing units of the assisted living facility share kitchen/dining areas and are not complete individual dwelling units.

Current Development

The subject property is currently developed with two single family residences and farmed land totaling 10 acres. The proposed assisted living facility will be constructed on seven acres while the remaining three acres is reserved for future development. The property is surrounded by City-zoned single family and multi-family residential districts to the north, west, and south, and County-zoned agriculture and industrial districts to the east.

Analysis and Recommendation

The Planning & Zoning Commission and Staff recommend approval of the request, and the requested waivers, subject to the following conditions:

- 1) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts per the Zoning Ordinance.
- 2) All refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 3) A landscape plan, in compliance with the Zoning Ordinance, must be submitted for review prior to issuance of a zoning certificate.
- 4) All proposed signage must be in compliance with the Zoning Ordinance. A separate sign application and Zoning Certificate is required.
- 5) Provide storm water detention in compliance with City of Peoria requirements.

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission meeting): None

PLANNING & ZONING COMMISSION ACTION: The Planning & Zoning Commission found that the request met the Findings of Fact requirements and **VOTED 7 TO 0 TO APPROVE** including the requested waivers and conditions of approval.

FINANCIAL IMPACT: N/A

IMPACT IF APPROVED: A three-story, 99,408 sq. ft., Assisted Living Facility will be constructed on the west side of IL Route 91. The facility will include 117 housing units to serve elderly persons needing assistance.

IMPACT IF DENIED: An assisted living facility will not be constructed and the property will remain as currently developed/undeveloped with single family residences and farm land.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria: Businesses, Jobs, and Population

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS

RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.

DEPARTMENT: Community Development