



Legislation Details (With Text)

**File #:** 18-232      **Version:** 1      **Name:** Ordinance - Special Use - Ronald McDonald House, 401-405 NE MONROE AVENUE

**Type:** Ordinance      **Status:** Adopted

**File created:** 7/10/2018      **In control:** City Council

**On agenda:** 7/24/2018      **Final action:** 7/24/2018

**Title:** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-8 (Multi-Family Residential) District for a ROOMING HOUSE (Ronald McDonald House), for the Property Located at 401-405 NE MONROE AVENUE (Parcel Identification Nos. 18-04-476-006 and 18-04-476-007), Peoria, IL

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD NO. 17,602 (Item No. 18-232), 2. Ordinance for PZ 18-29, 3. Site Plan for PZ 18-29, 4. Rendering for PZ 18-29, 5. Staff Report for PZ 18-29, 6. Minutes for PZ 18-29

Date	Ver.	Action By	Action	Result
7/24/2018	1	City Council	adopted	Pass

**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-8 (Multi-Family Residential) District for a ROOMING HOUSE (Ronald McDonald House), for the Property Located at 401-405 NE MONROE AVENUE (Parcel Identification Nos. 18-04-476-006 and 18-04-476-007), Peoria, IL

**BACKGROUND:** The petitioner is requesting to obtain a Special Use for a Rooming House to construct a Ronald McDonald House. The facility will include 36 rooms for families with sick children needing medical care and resources. The proposed building is 40,000 sq. ft. in size and 4 stories tall with a maximum height of 65 feet. The development site includes the principal structure, an accessory shed, an outdoor patio, and a playground area with 6-foot tall fencing.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 5 to 0 to APPROVE a Special Use for a Rooming House with the following conditions:

- 1) Provide a landscaping plan in conformance with the Unified Development Code prior to issuance of a building permit.
- 2) Freestanding sign cannot exceed 5 feet in height and 20 sq. ft. in area and must be designed to be compatible with the surrounding character of the neighborhood.
- 3) Relocate the refuse enclosure to within the boundaries of the subject property.

And including the following waivers:

- 1) Reduce the front yard setback from 15 feet to 10 feet and the rear yard setback from 30 feet to 25 feet.
- 2) Reduce the interior side yard setback for accessory structures from 6 feet to 1.5 feet and eliminate setback requirements from the principal structure and other accessory structures.
- 3) Increase the number of allowed signs from one to three. This includes two wall signs and one

freestanding monument sign.

- 4) Increase the density from 43 to 82 dwelling units per acre.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested special use.

**FINANCIAL IMPACT:** N/A

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

**IMPACT IF APPROVED:** A Ronald McDonald House may be developed subject to the approved conditions and waivers.

**IMPACT IF DENIED:** A Ronald McDonald House will not be constructed. The property will remain undeveloped

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Grow Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.
2. Reinvest in neighborhoods.

**DEPARTMENT:** Community Development