



Legislation Text

File #: 17-204, **Version:** 1

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 Amending Existing SPECIAL USE Ordinance Nos. 14,028 and 16,174, as Amended, in a Class C-1 (General Commercial) District for a Hotel, to Construct a Building Addition and Utilize Portions of an Existing Building for an ASSISTED LIVING FACILITY, for the Property Identified as Parcel Identification No. 14-30-101-007 with an Address of 2726 WEST LAKE AVENUE, Peoria IL (Council District 4)

BACKGROUND: The petitioner, Dr. Ahsan Usman, is requesting to amend the existing Special Use to construct a building addition and utilize portions of an existing building for an Assisted Living Facility. The Assisted Living Facility will include approximately 78 units and the hotel will include 60 units.

Dr. Usman states that the secured, controlled-access facility will be owned and operated by a physician providing care to elderly senior citizens 24 hours/day, seven days/week. The facility will also be staffed by certified nursing assistants and include amenities such as physical therapy, dining room/kitchen, laundry, beauty salon, movie theater, multi-purpose room, and an onsite medical clinic. Transportation for residents is also provided.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 5 to 1 TO APPROVE with the following conditions:

- 1) Provide a revised landscape plan which is in compliance with the requirements of Section 8.2 of the Unified Development Code for landscaping.
- 2) Payment of \$250 per parking space impact fee or provide permeable parking surface.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the proposed facility.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meetings): One citizen expressed concern for property maintenance, limited onsite parking, minimal public transportation services, and a lack of sidewalks on the subject property.

IMPACT IF APPROVED: An Assisted Living Facility will be allowed in addition to the existing Motel 6. A portion of the existing building will be altered and a new building wing will be constructed to house 78 assisted living units. The Assisted Living building will be physically separated from the hotel building with no internal access between buildings.

IMPACT IF DENIED: The Special Use will not be amended and the property will remain as currently developed for a hotel.

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.
2. Reinvest in neighborhoods.

DEPARTMENT: Community Development