



Legislation Text

File #: 18-232, **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 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