



# 2020 West War Memorial Drive

PEORIA, IL



OFFERING MEMORANDUM

**KW COMMERCIAL**  
45 S. Park, Suite 300  
Glen Ellyn, IL 60137

*PRESENTED BY:*

**CJ MCCANN**  
Broker  
O: 630.984.4701  
C: 630.532.9392  
cj.mccann@kw.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



2020 WEST WAR MEMORIAL DRIVE

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

INTERIOR PHOTOS

EXTERIOR PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

26,216 brick former office building with approval to convert to senior housing. Ample parking with 55 spaces. Desirable location with easy access to I-74, Northwoods Mall, Westlake Shopping Center, several hotels and area restaurants. Fully furnished one bedroom apartment for ownership on the 3rd floor! Seller knows the owner of the land behind the property as well (approximately 1.2 acres). They may have interest in selling the land.

## PROPERTY HIGHLIGHTS

- Senior housing conversion approved
- Ample parking
- Convenient location

## OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	1.25 Acres
Property Taxes:	\$27,082
Building Size:	26,216 SF

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,010	4,115	9,493
Total Population	1,940	8,058	19,308
Average HH Income	\$58,307	\$56,073	\$59,229



# Property Details

Sale Price

**\$925,000**

## PROPERTY INFORMATION

Property Type	Senior Living
Property Subtype	Other
Zoning	C2
Lot Size	1.25 Acres
APN #	14-30-201-004
Corner Property	No
Traffic Count	25841
Traffic Count Street	War Memorial / Teamster

## LOCATION INFORMATION

Street Address	2020 West War Memorial Drive
City, State, Zip	Peoria, IL 61614
County	Peoria
Market	Peoria
Sub-market	South Peoria
Cross-Streets	War Memorial Dr / Everett McKinley Dirksen Memorial Hwy
Township	Peoria
Range	8E
Section	30
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Everett McKinley Dirksen Memorial Hwy
Nearest Airport	General Wayne A Downing Peoria International Airport

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.97
Number of Parking Spaces	55

## UTILITIES & AMENITIES

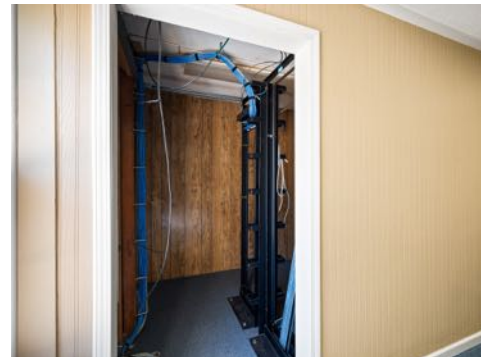
## BUILDING INFORMATION

Building Size	26,216 SF
Occupancy %	0.0%
Number of Floors	3
Average Floor Size	6,171 SF
Year Built	1970



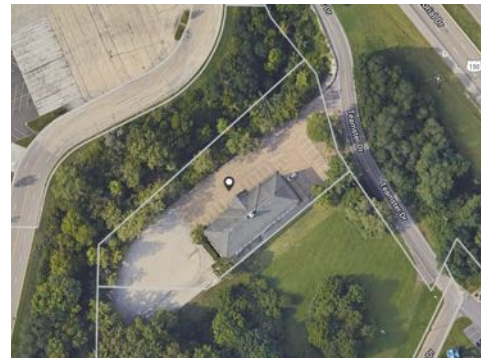


# Interior Photos





# Exterior Photos



2020 WEST WAR MEMORIAL DRIVE

# LOCATION INFORMATION

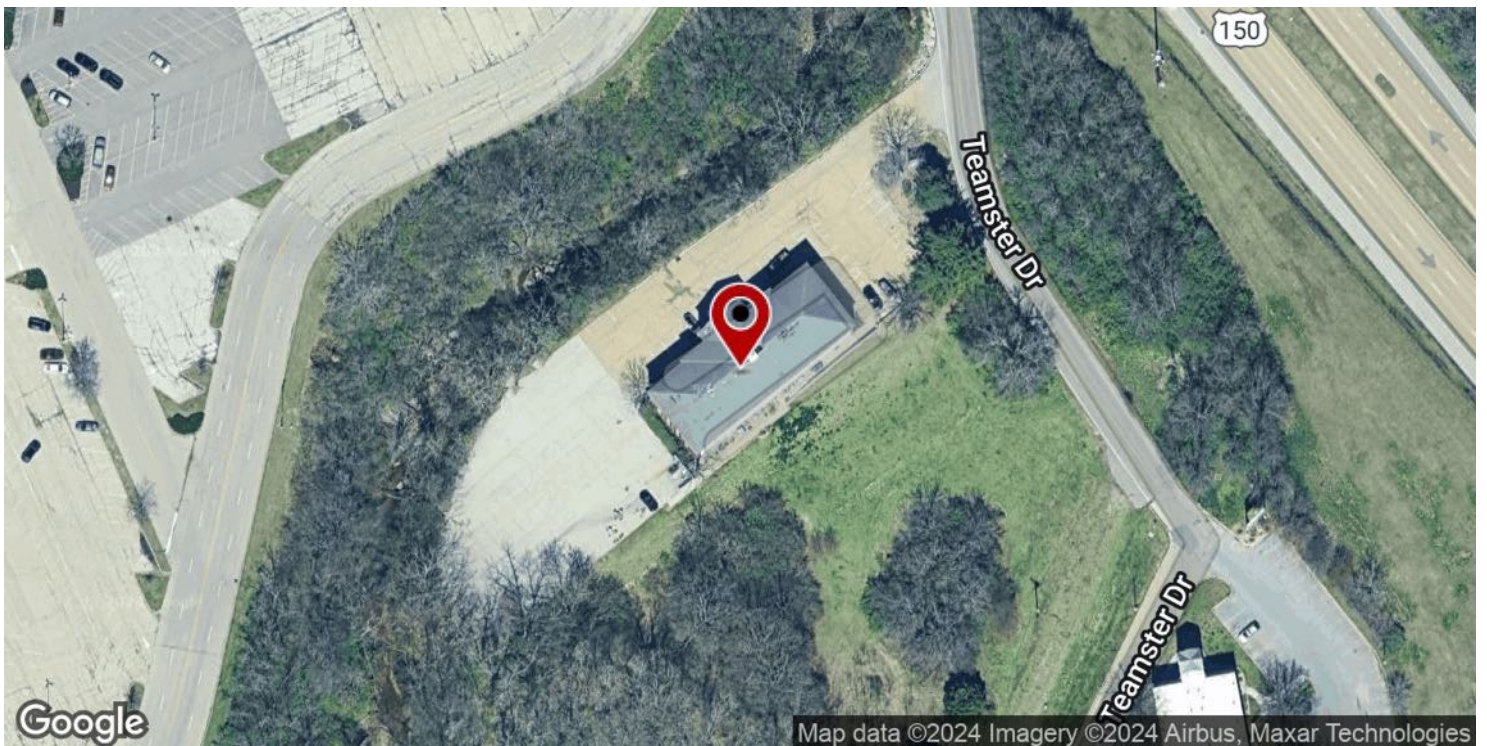
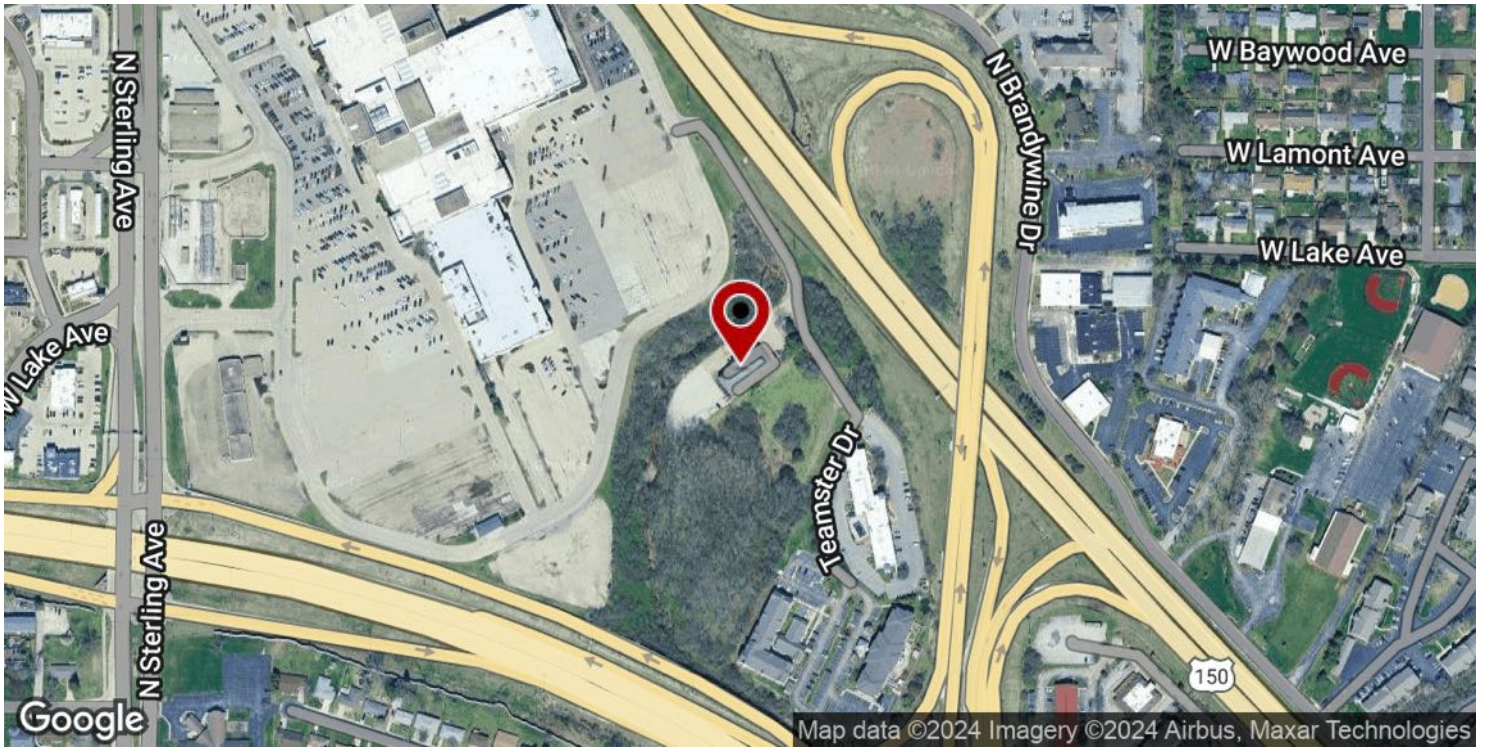
# 2

LOCATION MAP

RETAILER MAP

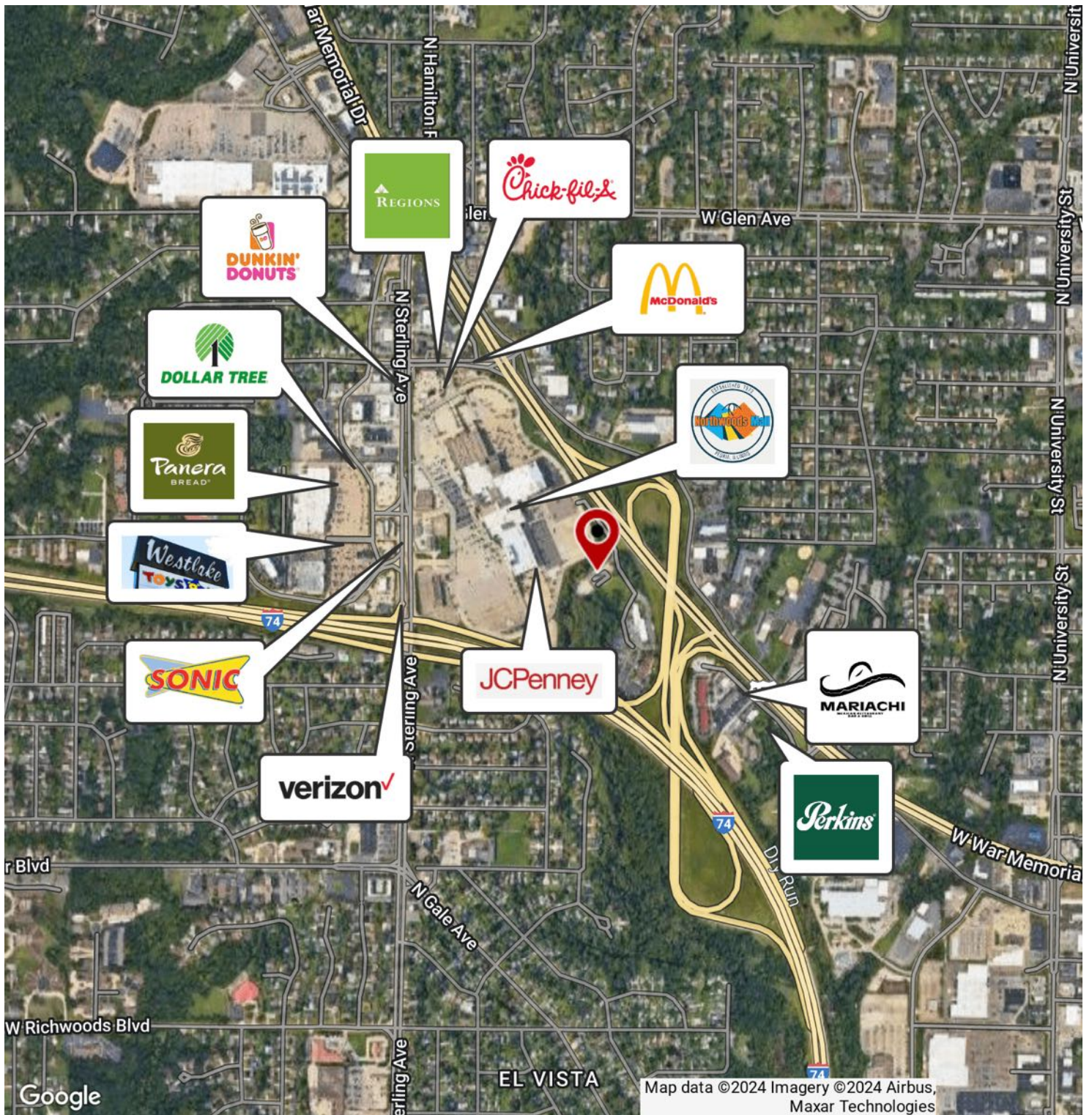


# Location Map





# Retailer Map





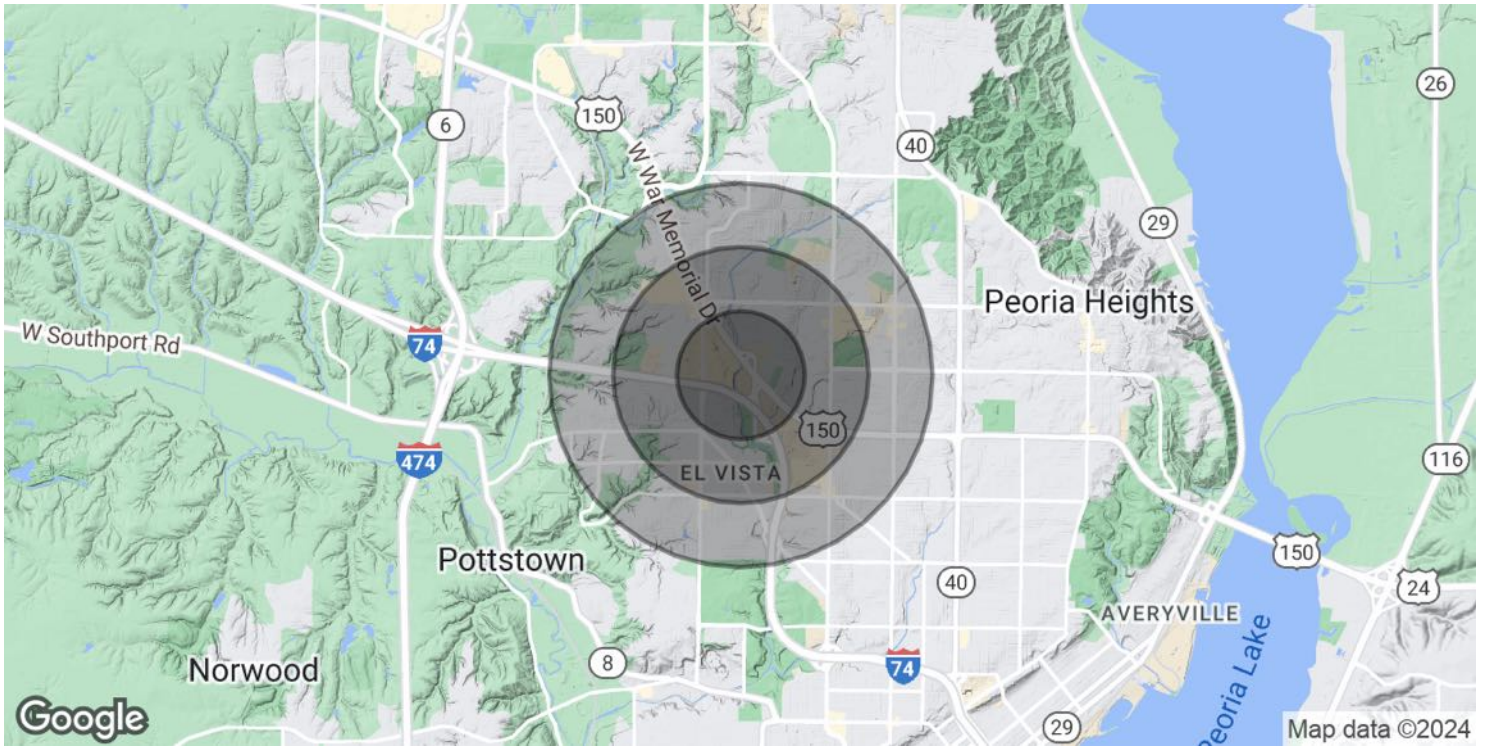
2020 WEST WAR MEMORIAL DRIVE

# DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,940	8,058	19,308
Average Age	38.8	41.1	41.1
Average Age (Male)	37.0	37.5	36.7
Average Age (Female)	38.2	43.3	44.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	1,010	4,115	9,493
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$58,307	\$56,073	\$59,229
Average House Value	\$131,229	\$129,101	\$124,132

2020 American Community Survey (ACS)





2020 WEST WAR MEMORIAL DRIVE

# DEVELOPMENT INFORMATION

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ORDINANCE APPROVAL

PLUMBING PROPOSAL

BUILDING SITE PLAN

FLOOR PLANS



COMMUNITY DEVELOPMENT DEPARTMENT

OFFICIAL ELECTRONIC MAIL SENT VIA EMAIL. NO HARD COPY TO FOLLOW.

April 4, 2023

ARACELI LEAR  
506 W RED OAK CT  
PEORIA, IL 61615

RE: PZ-001220-2023 - 2020 W War Memorial Dr

On Thursday, March 2, 2023 the Planning & Zoning Commission made a recommendation to approve the above-referenced request subject to any condition(s) that may be outlined in the enclosed copy of the ordinance. City of Peoria City Council approved the above-referenced request on Tuesday, March 28, 2023.

Please Note: Building Permits must be reviewed and issued before any proposed construction commences on the property. A new site plan must be submitted showing changes to the approved site plan if required.

Should you have any questions or need additional information, please contact me at (309)494-8649 or [jhertaus@peoriagov.org](mailto:jhertaus@peoriagov.org).

Sincerely,

Julia Hertaus  
Urban Planner

Enclosure



**ORDINANCE NO. 18,059**

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY LOCATED AT 2020 W WAR MEMORIAL DR (PARCEL IDENTIFICATION NO. 14-30-201-004) PEORIA IL.**

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Assisted Living Facility under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on March 2, 2023, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such amendment to the special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for an Assisted Living Facility is hereby approved for the following described property:

A PART OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE QUARTER-QUARTER SECTION LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, WHICH IS 345 FEET SOUTH 0 DEGREES 32 MINUTES WEST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 12 MINUTES 58 SECONDS EAST, 390.06 FEET; THENCE SOUTHEASTERLY 26 FEET TO A POINT WHICH IS 215.0 FEET RADIALLY DISTANT, SOUTHWESTERLY FROM THE SURVEY LINE CURVE OF FEDERAL AID ROUTE 31; THENCE SOUTHEASTERLY 110.9 FEET TO A POINT WHICH IS 260.0 FEET RADIALLY DISTANT, SOUTHEASTERLY FROM THE SURVEY LINE CURVE OF SAID ROUTE 31; THENCE SOUTHEASTERLY 32.4 FEET TO A POINT WHICH IS 265.0 FEET RADIALLY DISTANT, SOUTHWESTERLY FROM THE SURVEY LINE OF SAID ROUTE 31; THENCE SOUTH 50 DEGREES 40 MINUTES WEST, 260.1 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES WEST, 155 FEET TO A POINT ON THE AFORESAID QUARTER-QUARTER SECTION LINE; 58.6 FEET TO THE POINT OF BEGINNING; SITUATED IN PEORIA COUNTY, ILLINOIS.

PIN: 14-30-201-004

Said Ordinance is hereby approved per the submitted Site Plan Document (Attachment A), and with the following waivers and conditions:

- 1) Waiver to allow existing rock mulch to remain.
- 2) Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.

- 3) Waiver to eliminate sidewalk along the frontage on Teamster Dr.
- 4) Condition to submit a revised site plan with compliant parking space dimensions.
- 5) Condition to repair dumpster enclosure as necessary to provide screening on all four sides with a gate entrance to be a minimum of 6ft in height and maximum of 7ft in height.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

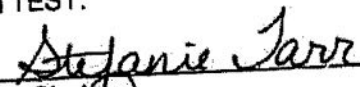
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

28th DAY March, 2023.

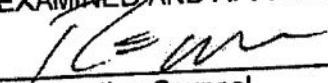
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

# DRIES PLUMBING

1519 W Altorfer Dr Peoria, IL  
309-691-4535

February 16, 2024

Araceli Lear  
2020 W. War Memorial Dr.  
Peoria, IL 61614

Re: Remodel of Existing Building into Assisted Living Facility  
Peoria, IL

Ms. Lear,

Our plumbing scope of work for the above mentioned project is as follows:

**Inclusions:**

- Sanitary Drain, Waste, & Vent (within 5' of building)
  - Domestic Water (within 5' of building) Mains & Corridor Piping
    - Domestic Water branches & in Each Unit (hot & cold)
  - Pipe Insulation (Water Mains & Risers only)
  - Interior Excavation & Backfill in Basement
  - Plumbing Demolition of all existing Plumbing in Building
  - Core Drilling for Plumbing Penetrations
  - Providing the following Plumbing Fixtures:
    - 39 – Floor Drains for each Apartment Unit Restroom
    - 16 – Floor Drains for Kitchen/Restaurant/Public Restrooms/Mechanical Closets
    - 3 – Floor Sinks for Kitchen/Restaurant
  - Install of the following Owner Provided Fixtures:
    - All Private & Public Vanities & Faucets including 9 Wall Hung Lavatories for Public Restrooms
    - All Private & Public Kitchen Sinks & Faucets
    - 3 Compartment Sink, 2 Compartment Sink, and 2 Hand Sinks for Kitchen/Restaurant in Basement
    - Kitchen Equipment in Basement for Kitchen/Restaurant
    - 39 – ADA Height Toilets w/ seats for each Apartment Unit
    - 12 – ADA Height Public Toilets w/ seats for Public Restrooms
    - 4 – Urinals & Flush Valves for Public Restrooms
    - 36 – 20 Gallon Electric Water Heaters for each Apartment Unit
    - 1 – 40 Gallon Electric Water Heater for 4 Public Restrooms & Laundry Area
    - 1 – 40 Gallon Electric Water Heater for Master Bedroom Apartment on 3<sup>rd</sup> Floor
    - 1 – 75 Gallon Electric Water Heater for Kitchen/Restaurant in Basement
    - 2 – Mop Sinks for Public Utility Closets
  - Plumbing Permit
  - Firestopping of Plumbing Penetrations
- PVC Pipe & Fittings  
Type L Copper Pipe & Fittings  
PEX Pipe & Fittings  
1" Fiberglass Insulation



**BASE BID – PLUMBING**

**\$ 399,800.00**

Sales Tax if Job is Taxable

**ADD \$12,800.00**

Concrete Demo & Patch for Basement Plumbing Trenches

**ADD \$10,000.00**

**Exclusions:**

-Site Sanitary Work beyond 5' of the building

-Site Water Work beyond 5' of the building

-1000 Gallon Grease Interceptor on exterior of building (if required by City)

-Drywall Cut or Patch

-Painting of any Piping

-Insulation of Water Piping in Units (PEX Piping)

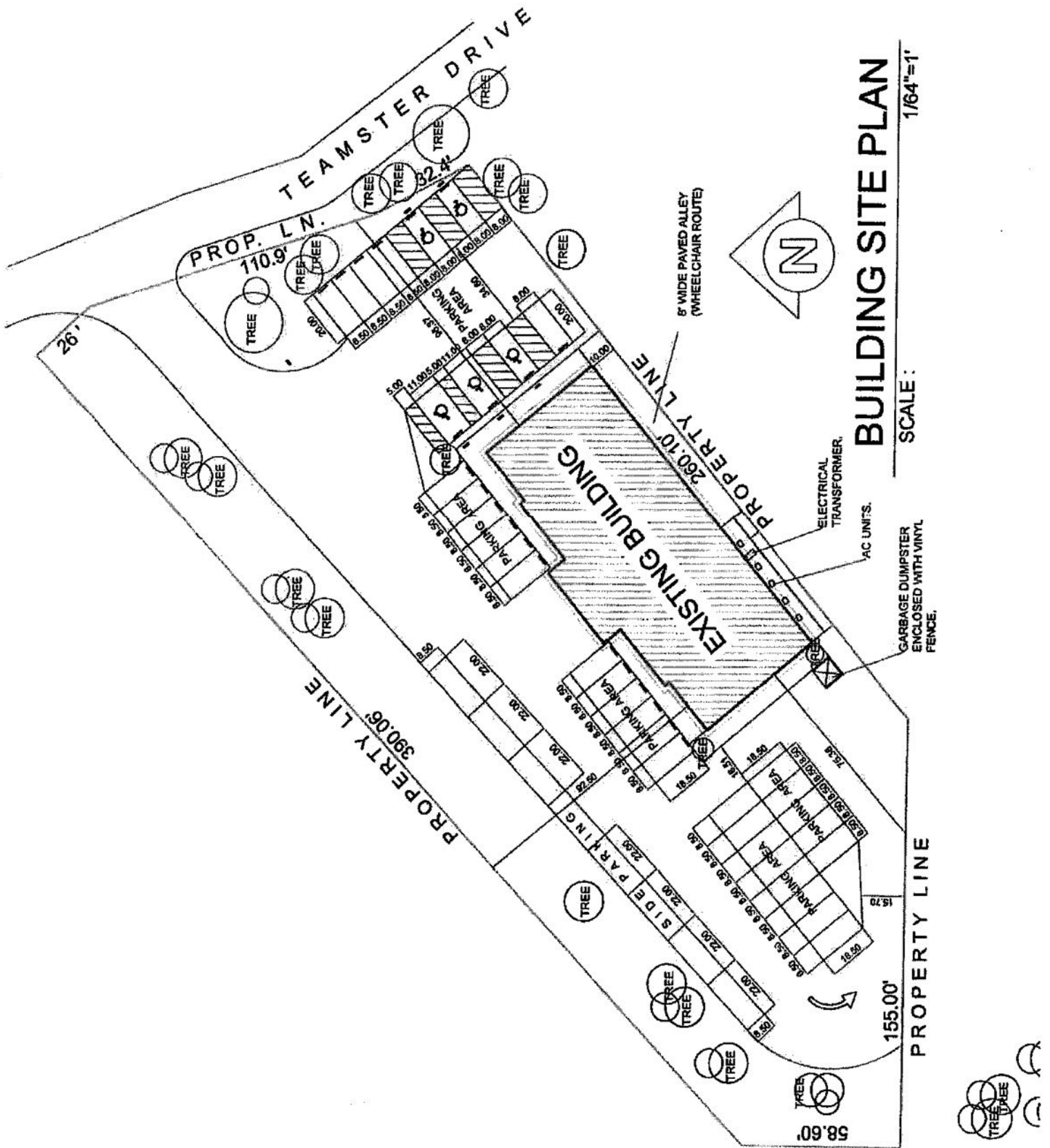
-Providing the following Plumbing Fixtures & Water Heaters:

- 39 – ADA Height Toilets w/ seats for each Apartment Unit
- 12 – ADA Height Public Toilets w/ seats for Public Restrooms
- 4 – Urinals & Flush Valves for Public Restrooms
- 36 – 20 Gallon Electric Water Heaters for each Apartment Unit
- 1 – 40 Gallon Electric Water Heater for 4 Public Restrooms & Laundry Area
- 1 – 40 Gallon Electric Water Heater for Master Bedroom Apartment on 3<sup>rd</sup> Floor
- 1 – 75 Gallon Electric Water Heater for Kitchen/Restaurant in Basement
- 2 – Mop Sinks for Public Utility Closets

Respectfully,

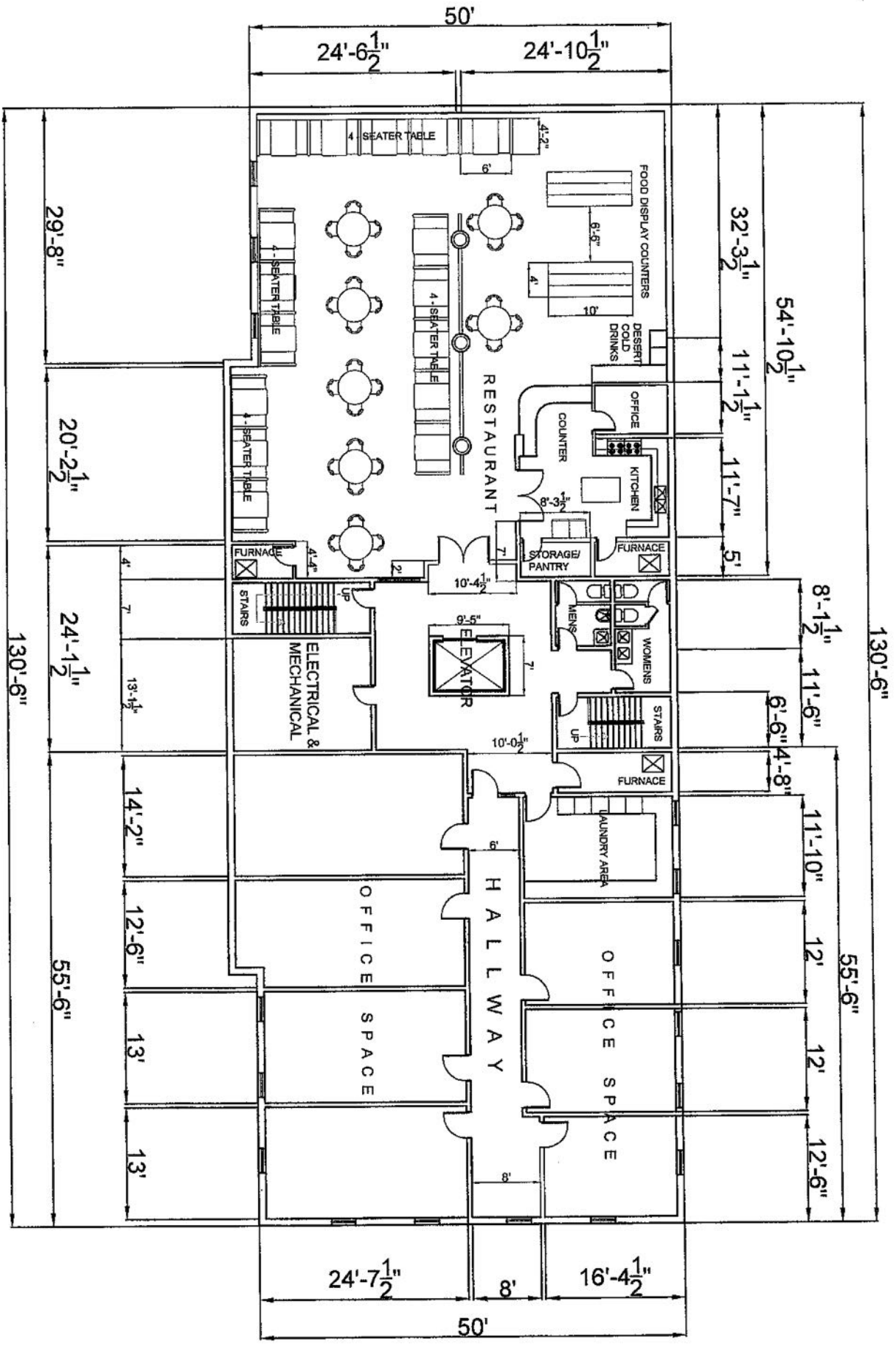
*Ryne Wooden*

Ryne Wooden



# BUILDING SITE PLAN

SCALE: 1/64"=1'

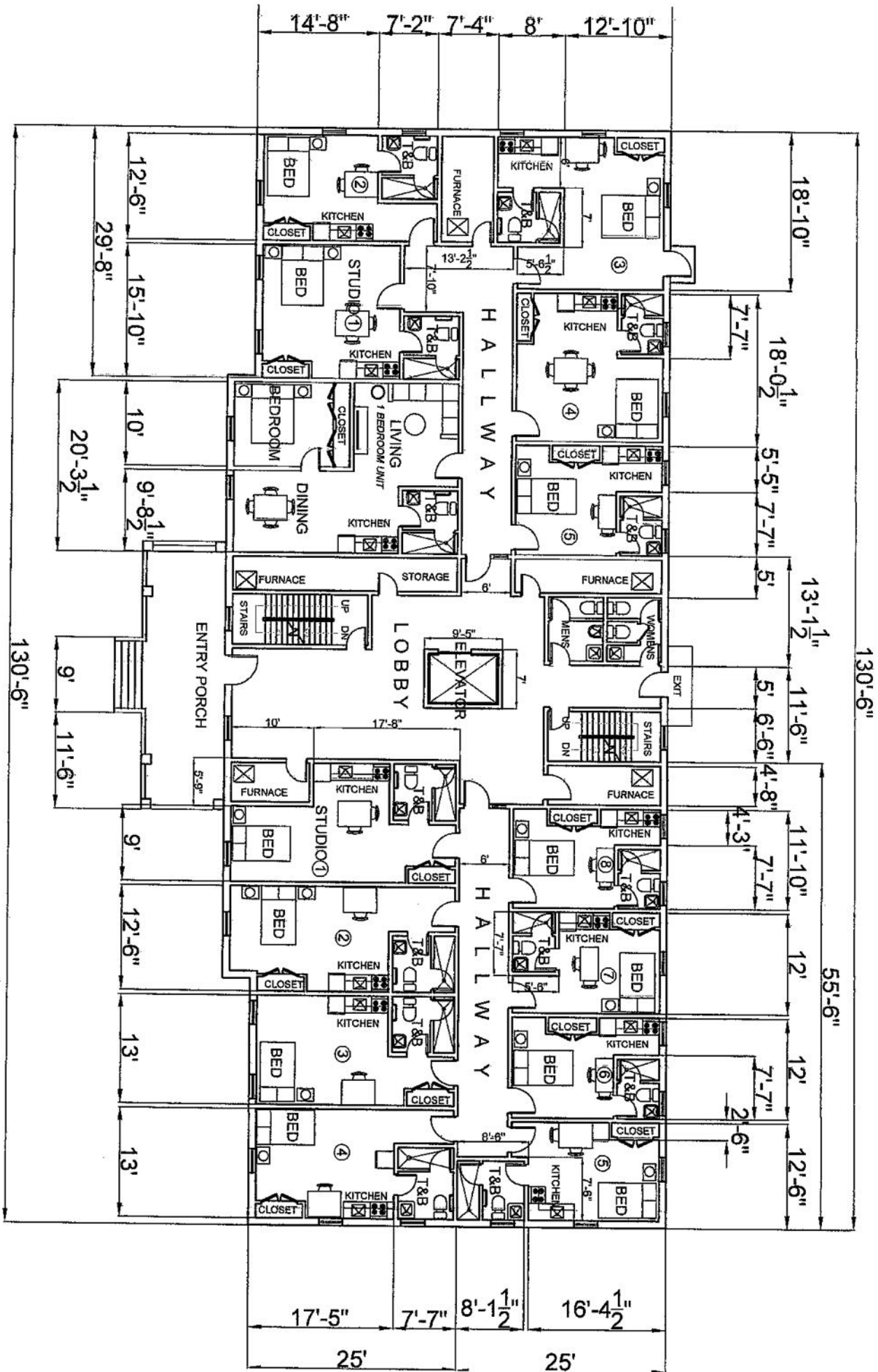


# LOWER FLOOR PLAN

SCALE:

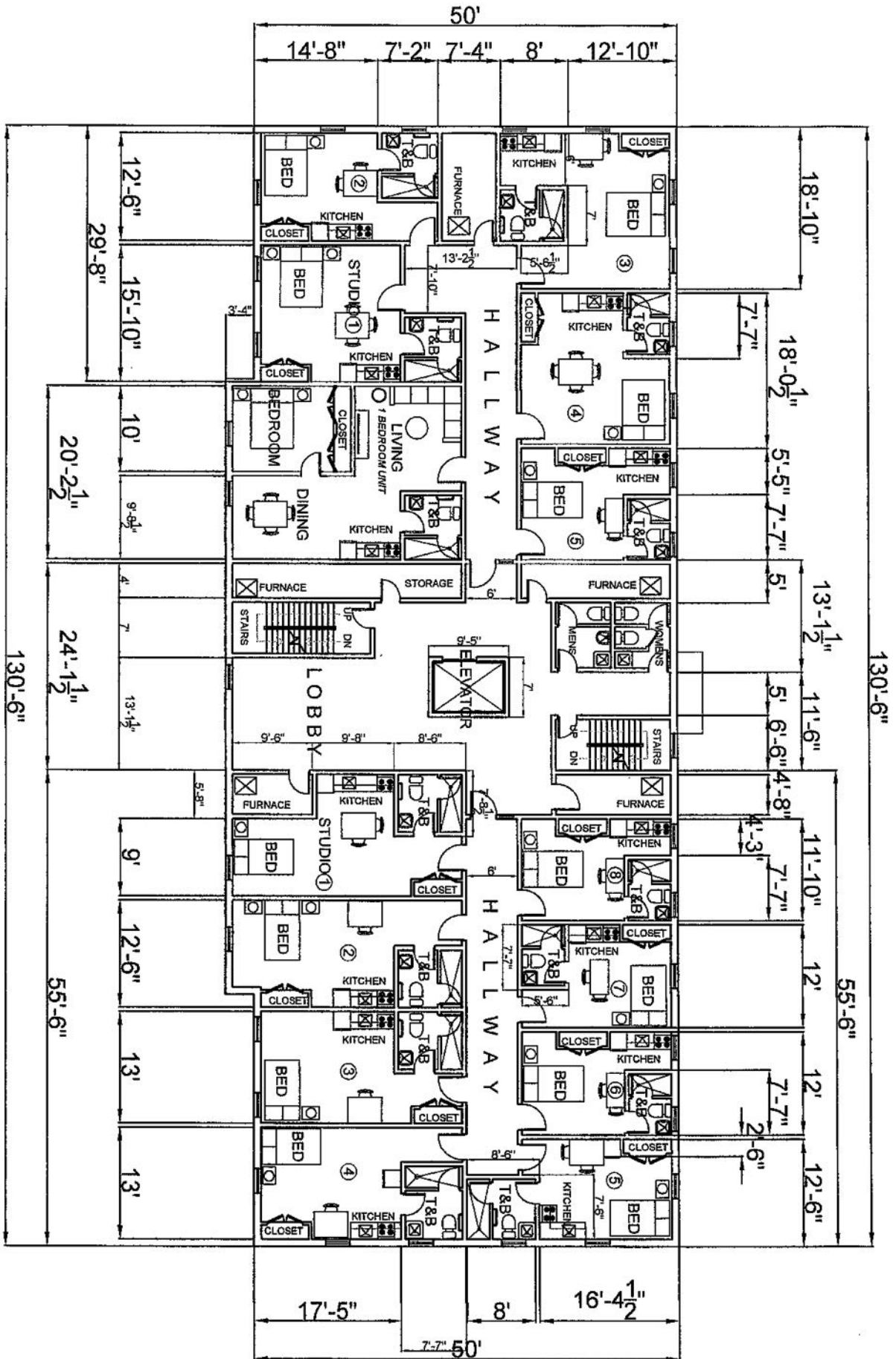
$\frac{1}{16}'' = 1'$





# FIRST FLOOR PLAN

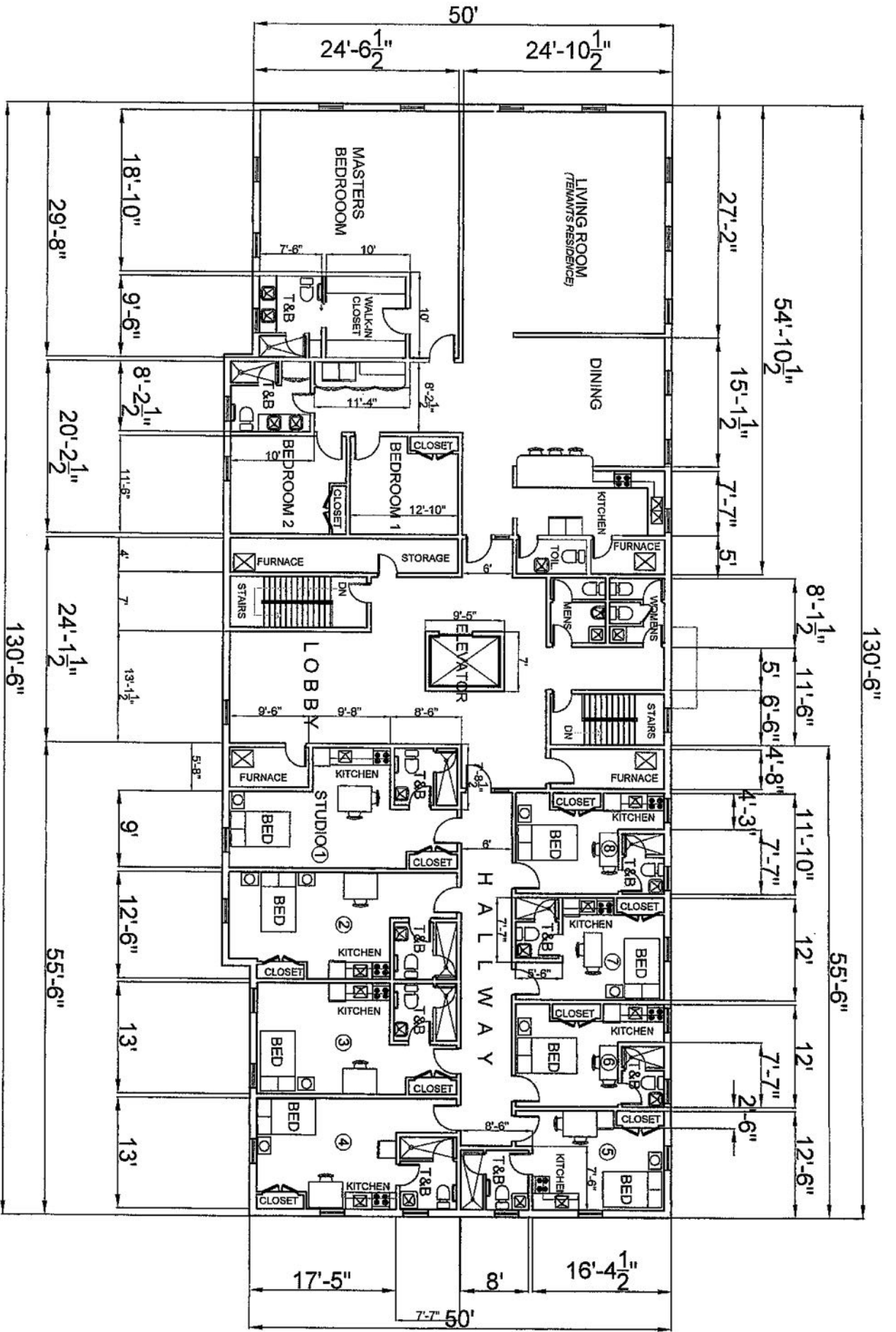
SCALE:  $\frac{1}{16}'' = 1'$



# SECOND FLOOR PLAN

SCALE:

1" = 4'



# THIRD FLOOR PLAN

SCALE:  $\frac{1}{16}'' = 1'$