



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Kerilyn Weick)
DATE: May 5, 2022
CASE NO: PZ 817-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Danielle Sands of National Youth Advocate Program and property owners Justin and Jessica Ball, to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Assisted Living Facility for the property located at 1621 N Missouri Ave (Parcel Identification No. 18-04-209-026), Peoria, IL (Council District 3)

SUMMARY OF PROPOSAL

The petitioner is requesting to obtain a Special Use for an Assisted Living Facility in an existing 1,977 sq. ft. dwelling with five bedrooms and a two-car detached garage. The persons residing in the home are referred from mental health units of local hospitals to the National Youth Advocate Program's Front Door Diversion Program. This program provides community-based housing and supportive services to transition the individuals into a permanent and independent living option. The length of stay at the subject property would be up to 90 days. Staffing will be present on-site 24 hours/day, 7 days/week. On-site services would include individual/group therapy, case management, medication management, employment assistance, housing assistance, and others designed to build independent living skills.

The program is supported by the Illinois Department of Human Services Mental Health Division with goals to reduce homelessness, reduce hospitalizations/long term nursing care, and assist individuals with stabilizing their mental health while living independently in the community. The proposed use is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling Units	Occupants will live in the whole house as a single house-keeping unit.	None	None
Building & Life Safety	5 total bedrooms. Residents would sleep in bedrooms on the first floor. Office for staff is on the first floor.	None	Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors.
Number of Residents	3 adult residents	None	None
Staff	1 to 2 staff persons on site at all times. Staff are qualified mental health care professionals.	None	None
Parking	Only staff vehicles allowed on the property which may be parked in the 2-stall garage.	None	Driveway shall be maintained free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

BACKGROUND

Property Characteristics

The subject property contains 0.16 acres containing a dwelling and detached garage. The property is zoned Class R-4 (Single Family Residential) and surrounded by Class R-4 (Single Family Residential).

History

The dwelling was built in the early 1900s. In 1984 the dwelling received legal nonconforming status as a duplex. The proposed use would occupy the entire dwelling.

Date	Zoning
1931 - 1958	B (Two Family)
1958 - 1963	B (Two Family)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Growing City	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following conditions:

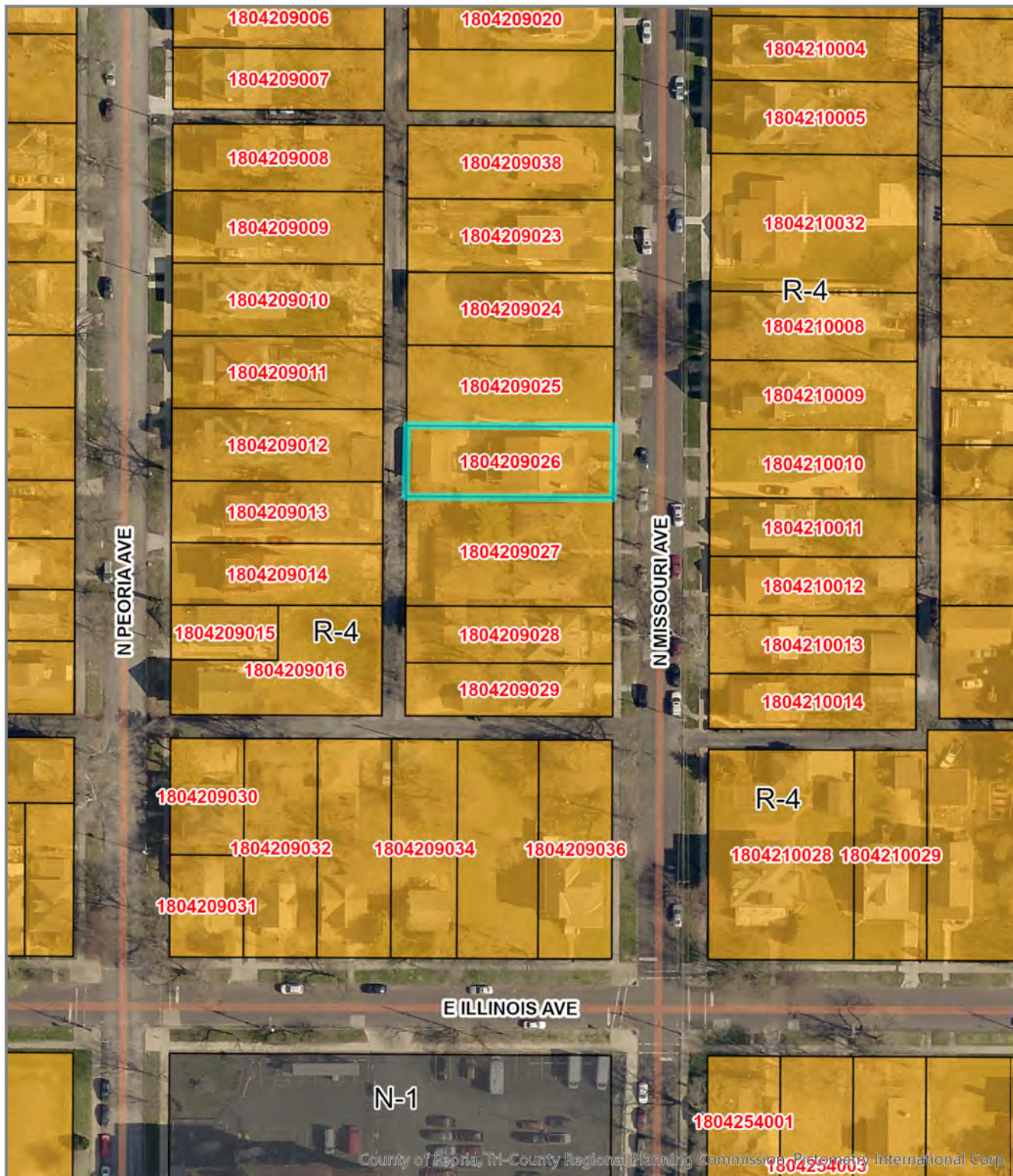
- 1) Maximum number of three (3) residents, not including staff personnel.
- 2) Maximum number of four (4) vehicles are allowed on the property.
- 3) Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906
- 4) Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
- 5) Carbon Monoxide Detection shall be installed according to the International Fire Code Chapter 9, 915.2.1 for dwelling units.
- 6) Driveway shall be maintained free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Program Description
4. Site Plan
5. Exterior Photos

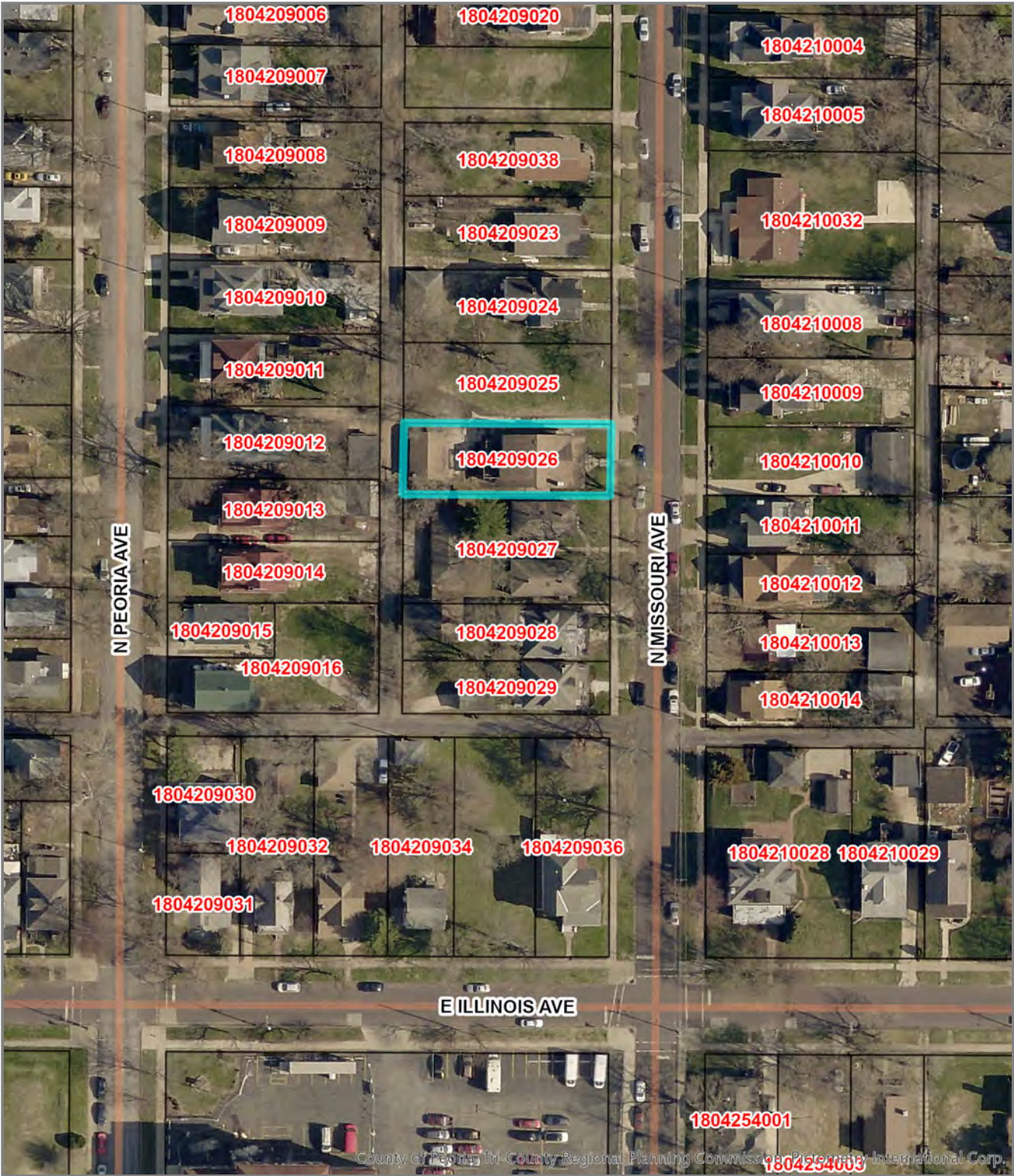
Zoning 1621 N Missouri Ave



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 100 feet
4/28/2022

1621 N Missouri Ave



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 100 feet
4/28/2022

Special Use Permit Request

National Youth Advocate Program is requesting to submit an application for a special use permit to use the residence of 1621 N. Missouri Ave Peoria, IL 61603 as an assisted living home for three adults to reside at a time short-term stay of up to ninety days. We are proposing to use the property to provide temporary housing and other supportive services to individuals who are unhoused and on a short-term basis. The individuals live in the home 24/7 with the necessary staff support from National Youth Advocate Program. We intend to use the property as it is and do not intend to alter the property in any type of way. No building permits will be needed. No additional parking spaces would be needed.



FRONT DOOR DIVERSION PROGRAM (FDDP)

Embracing the potential for a better future.

National Youth Advocate Program's (NYAP) FDDP **empowers individuals, who are being considered for possible long-term mental health care, with a *more peaceful community-living option*** after hospital discharge.

The FDDP is designed to assist and transition individuals into independence ***within their own space***, while seeking community and other supportive programming that best fit their needs.

SERVICES WE OFFER:

- Individual & Group Therapy
- Community Support - Individual, Group & Team
- Assertive Community Treatment
- Case Management
- Care Coordination
- Housing Support
- Psychiatric services
- Medication Management with Nurse
- Substance Abuse Prevention
- Peer Supportive Services with access to Certified Recovery Support Specialist
- Employment and Community Resource Linkage

WHY CHOOSE NYAP?

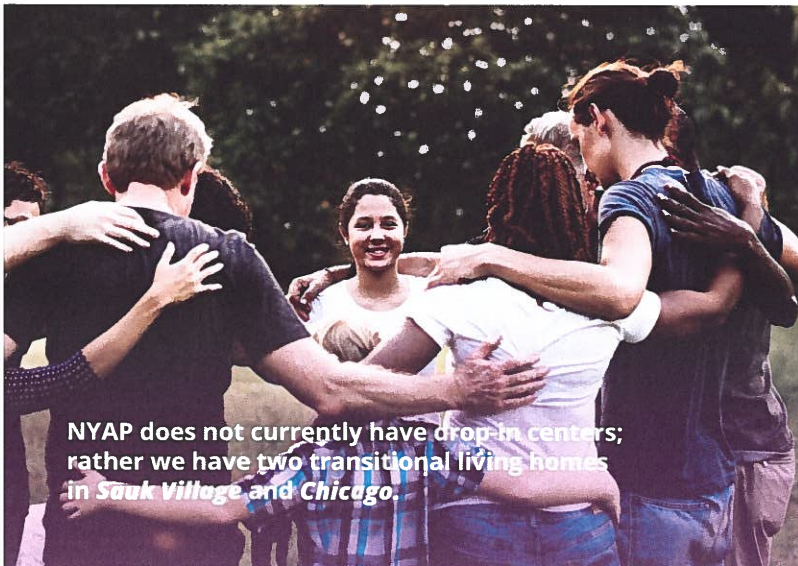
- Services provided by certified and nationally accredited community mental health centers (CMCHs)
- Professionally trained and licensed staff
- Long-standing organizational reputation in self-sufficiency and empowerment programs
- 24/7 available support for those served

ELIGIBILITY:

- Has active Medicaid or is Dual Eligible (Medicare/Medicaid)
- Is 18 years and older
- Is currently in a psychiatric unit managed by a participating community hospital
- Has worked with the DHS/DMH to connect to alternative community-care options

PRE-ADMISSION SCREENING (PAS) FOR INDIVIDUALS:

Creating less of a restrictive environment through pre-determined community screeners and diverts from nursing care to empower independent living.



NYAP does not currently have drop-in centers; rather we have two transitional living homes in **Sauk Village and Chicago.**

CONTACT US TODAY TO LEARN MORE:

Danielle Sands - dsands@nyap.org

1902 W Cermak Rd
Chicago, IL 60608
773-596-9045

4801 Southwick Dr, Suite 300
Matteson, IL 60443
708-747-2655

WWW.NYAP.ORG



NATIONAL YOUTH ADVOCATE PROGRAM

Caring for People, Connecting Communities, Promoting Peace

419 W High Street

Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 25 feet
4/8/2022

Property Photo





