



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: June 10, 2021

CASE NO: PZ 296-2020

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Donna Moore to obtain a Special Use in a Class R-6 (Multi-Family Residential) District for Transfer of Property for Four Dwelling Units, for the property located at 1106 NE Jefferson Ave (Parcel Identification No. 18-03-333-019), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use to transfer the property with four dwelling units. Research suggests the property was converted from a single family dwelling to four dwelling units in 1975, which was allowed at that time. Proof of continuous use as four dwelling units is required for the sale of converted multi-family residential properties. Due to incomplete historical records, proof of continuous use was not successful prompting the request for a special use. The table below describes the existing site conditions for the property:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling Units	Four	Increase the allowable dwelling units from two to four and transfer the property as such.	No objection
Parking	9 parking spaces for residents	None	Six parking spaces are required (1.5 parking spaces per dwelling unit) Proposed number of parking spaces is in compliance. Parking spaces must be placed on a hard surface, striped dimensions of 8.5 ft x 18.5 ft, and independently maneuverable.
Lot Size	Existing lot is 0.17 acre (7,402 sq. ft.)	None	The R-6 zoning district requires a minimum lot size of 7,500 sq. ft.
Density	The requested four dwelling units equates to 23.53 dwelling units per acre.	Increase density from 15.02 to 23.53 dwelling units/acre	No objection
Access & Circulation	Vehicle access is provided by the rear yard alley.	None	None

BACKGROUND

Property Characteristics

The property is surrounded by Class R-6 (Multi-Family Residential) to the north, west, and east, and C-G (General Commercial) to the south.

History

The property was built in 1920. There is no documented history with the Community Development Department for more than one dwelling unit. City Directories note one dwelling unit from 1930 until 1974. Sometime

between 1974 and 1975, the property was converted to four dwelling units and noted as such in the 1976 City Directory.

Date	Zoning
1931 - 1958	C Apartments
1958 - 1963	C Apartments
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R6 (Multi-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	No	Increase the allowable dwelling units from two to four and transfer the property as such. Such increase results in 23.53 dwelling units per acre.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request including the requested waivers and with the following condition:

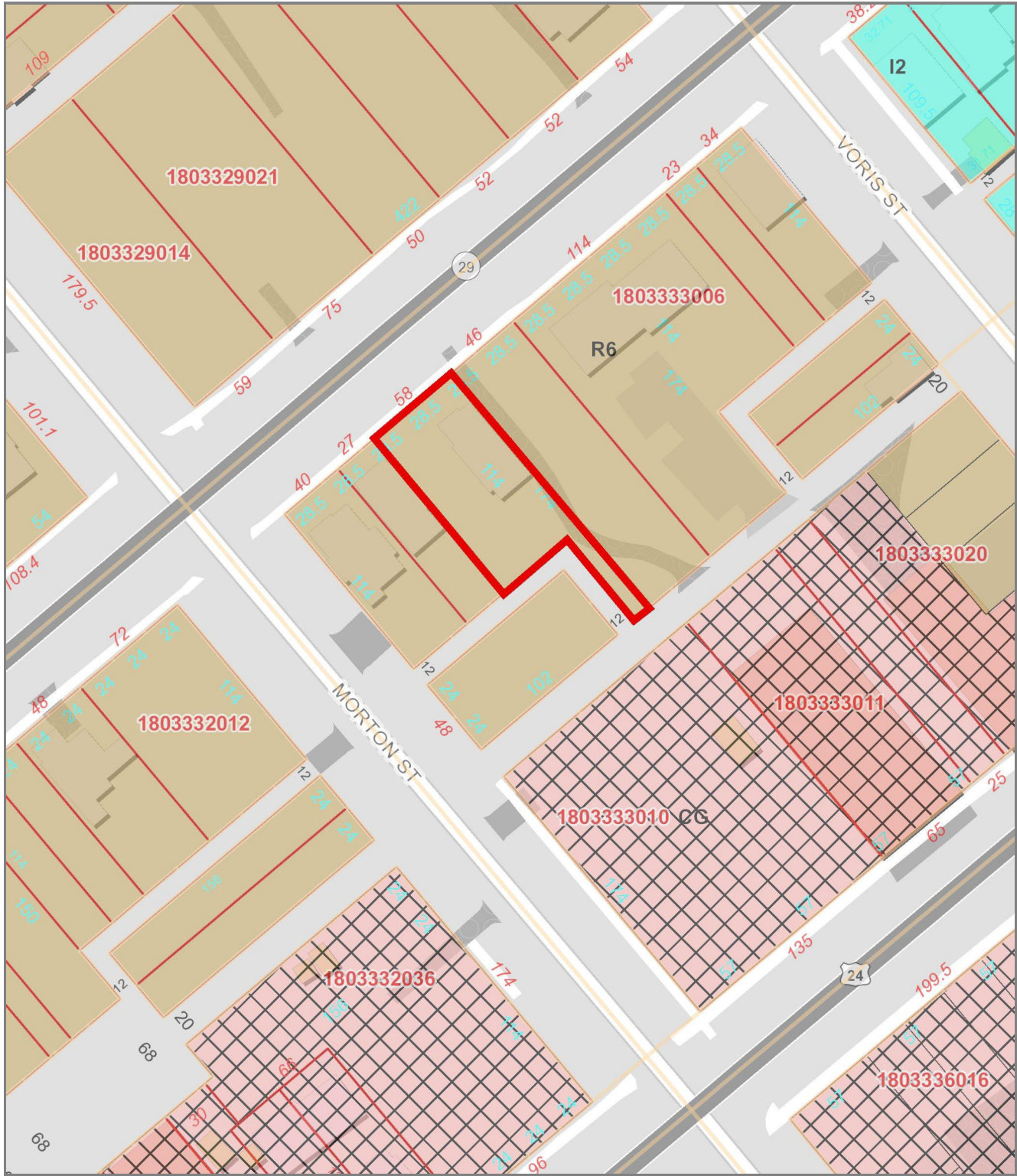
- 1) Provide six parking spaces which are hard surfaced, striped per required dimensions, and independently maneuverable.
- 2) Compliance with all applicable building and life safety codes.

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. Site Plan
4. Photos

1106 NE Jefferson 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 = 83 feet
5/19/2021



1106 NE Jefferson Ave



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1 inch = 42 feet
5/19/2021



Peoria County, IL



Parcel ID	1803333019	Total Living Area Sq. Ft.	2,264
Owner Name	MOORE, MICHAEL E	Main Living Area Sq. Ft.	1,118
Owner Address 1	122 MOUSHON DR	Basement Sq. Ft.	1,118
Owner Address 2		Finished Basement Sq. Ft.	0
Owner City	EAST PEORIA	Recreation Area Sq. Ft.	0
Owner State	IL	Attached Garage Sq. Ft.	0
Owner Zip	61611	Detached Garage Sq. Ft.	0
Property Type	Multi-Fam	Air Conditioning	N
Property Address	1106 NE JEFFERSON AVE	Bedrooms	4
Property City	PEORIA	Full Baths	4
Property State	IL	Half Baths	0
Property Zip	61603	Fire Places	0
Tax Code	001	Grade	D+5
Neighborhood Number	44452	Condition	Fair
Legal Description	MORTON'S RES'Y & SUB SW 1/4 SEC 3-8-8E SW 11' LOT 16; ALSO ALL LOT 17; ALSO NE 18. .5' LOT 18 BLK 100 (74-12868/82-15540)	Land Assessment	\$1,450
House Style	Four Plex	Building Assessment	\$8,590
Stories	2 Story	Total Assessed Value	\$10,040
Exterior Construction	Composition	Bldg Assmt Per SqFt	\$3.79
Year Built	1920	Acres	0.17
Effective Year Built	1920		



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TO WHOM IT MAY CONCERN:

My name is Timothy Moore. My late father owns the multi-family apartment building at 1106 N.E. Jefferson in the city of Peoria. Since his passing in January of this year, my mother has enlisted a realtor to assist in selling the property as it is too cumbersome for her to manage. This property was purchased by my father in 1974. Since he acquired the building, my brother and I have helped our dad with certain aspects of maintaining the property.

My brother and I first started mowing the grass around the building. It was during these early times when we got to know several of the tenants who lived there. Some tenants lived there for decades before passing on themselves. After the long-term tenants passed, dad rented to an eclectic group of people who came and went, as most tenants do after renting a starter one-bedroom apartment. The rent was cheap, and mom and dad kept track of the utilities, paying the bills from rent paid by the tenants. This was done because most of the tenants didn't have the best of credit scores.

Upon entering adulthood, serving in the Armed Forces, getting married and having kids, I would continue to help dad with things needing attention in and around the apartment building. From installing water heaters, hard-wiring smoke detectors in each of the **four** units, roofing and gutter issues, as well as cleaning out a recently vacated unit.

There have always been **four** (4) one-bedroom units there since as long as I can remember. Early on in my dad's ownership, all units were usually rented. As he got older and was slower to keep up with the painting and refurbishing of a unit, some remained vacant for longer than my mom would like, but someone would eventually rent one of the apartments. There has never been a time when none of the units were occupied as long as my dad owned the building.

Now is the time for my mom to sell the building. It is, therefore, my hope that this affidavit will suffice to satisfy the requirements of the City of Peoria as it pertains to the building containing **four** (4) separate units.

Respectfully, Timothy Moore



3-24-2021

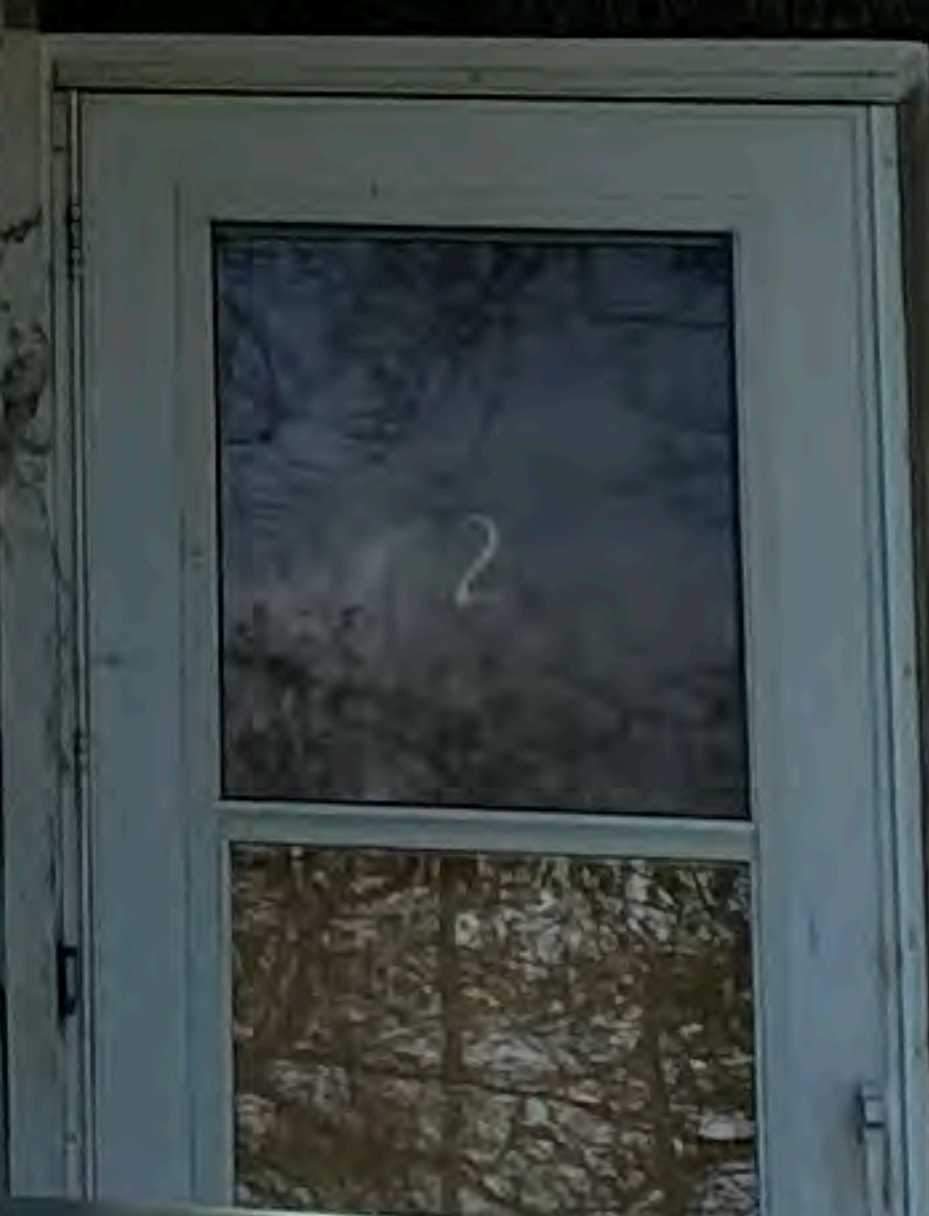




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CITY OF PEORIA





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