



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: May 3, 2018

CASE NO: PZ 18-18

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns of Invictus Woods Inc., to obtain a Special Use in a Class R-4 (Single-Family Residential) District for an Assisted Living Facility, with Waiver(s), for the property identified as Parcel Identification No. 14-32-132-005, with an address of 1328 W. Circle Road, Peoria, Illinois (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an Assisted Living Facility as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
Dwelling units	One single family dwelling unit; occupants will live together as a single house-keeping unit.	None	None
Parking	The existing driveway has room for one parking space that is independently maneuverable. Additionally, there is room for one parking space in front of the house (without blocking the driveway).	The applicant states that except for the resident staff member, it is not expected that residents will have vehicles.	The Code requires one off-street parking space for every three residents, plus one space per employee. If the occupancy is limited to four residents plus one employee, only two parking spaces will be required. A waiver is required because the property can only support one independently maneuverable off-street parking space. Although a waiver is needed to meet the code, in reality the second space may be accommodated in

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board Comment
			front of the building, or stacked on the driveway. No objection from DRB, with the condition that the number of vehicles for the household is limited to two.
Mechanical & Utility Screening	Not applicable.	None	None
Landscaping	Not required.	None	None
Signs	No sign was requested with the application.	None	None
Exterior Lighting	Not applicable.	None	None
Setbacks, Yards	No exterior construction is proposed; existing house is conforming.	None	None
Height	No exterior construction is proposed; existing house is conforming.	None	None
Materials	No exterior construction is proposed; existing house is conforming.	None	None
Density	Meets unit density for the R-4 zoning district. The house contains a total of four bedrooms; the petitioner requests eight occupants.	<p>The applicant requests eight occupants.</p> <p>Bedroom size and headroom constraints limit occupancy to seven: The master bedroom is limited to two occupants; small bedroom on the 2nd floor to one, and the two main floor bedrooms to two each.</p> <p>Ability to provide adequate parking; and concern of over-crowding suggests 5 or fewer occupants is appropriate (four residents and one resident staff member).</p>	Limit number of occupants to 5.

BACKGROUND

Property Characteristics

The subject property contains 0.11 acres of land with a single family house and garage. The property is currently zoned Class R-4 (Single Family Residential). It is surrounded by R-4 (Multi Family Residential) zoning to the north, east and west.

History

Date	Zoning
1931 – 1958	One Family Dwelling
1958 – 1963	A – One Family
1963 – 1990	R-1 – Low Density Residential
1990 - Present	R-4 Single Family Residential

DEVELOPMENT REVIEW BOARD ANALYSIS

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

Standard	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
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	N/A	N/A
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 to obtain a Special Use to allow for an Assisted Living Facility as described in this case; with the following waiver and conditions:

Waiver to allow one off-street parking space.

Conditions

1. Allow a total of 5 occupants (which is four residents, plus one staff resident).
2. A maximum of two vehicles are permitted for the household, at the property.
3. One on-site staff member is required, and must remain at the site at any time a resident is present.
4. City Staff may inspect as needed.
5. Smoke detectors need to be interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms.
6. A licensed electrician must verify all electrical work that has been done since the new owner took possession. This work will need to be permitted.
7. Applicable permits are required.

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.

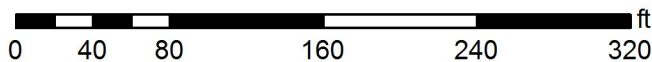
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings

1328 Circle - Surrounding Zoning



1 inch = 100 feet



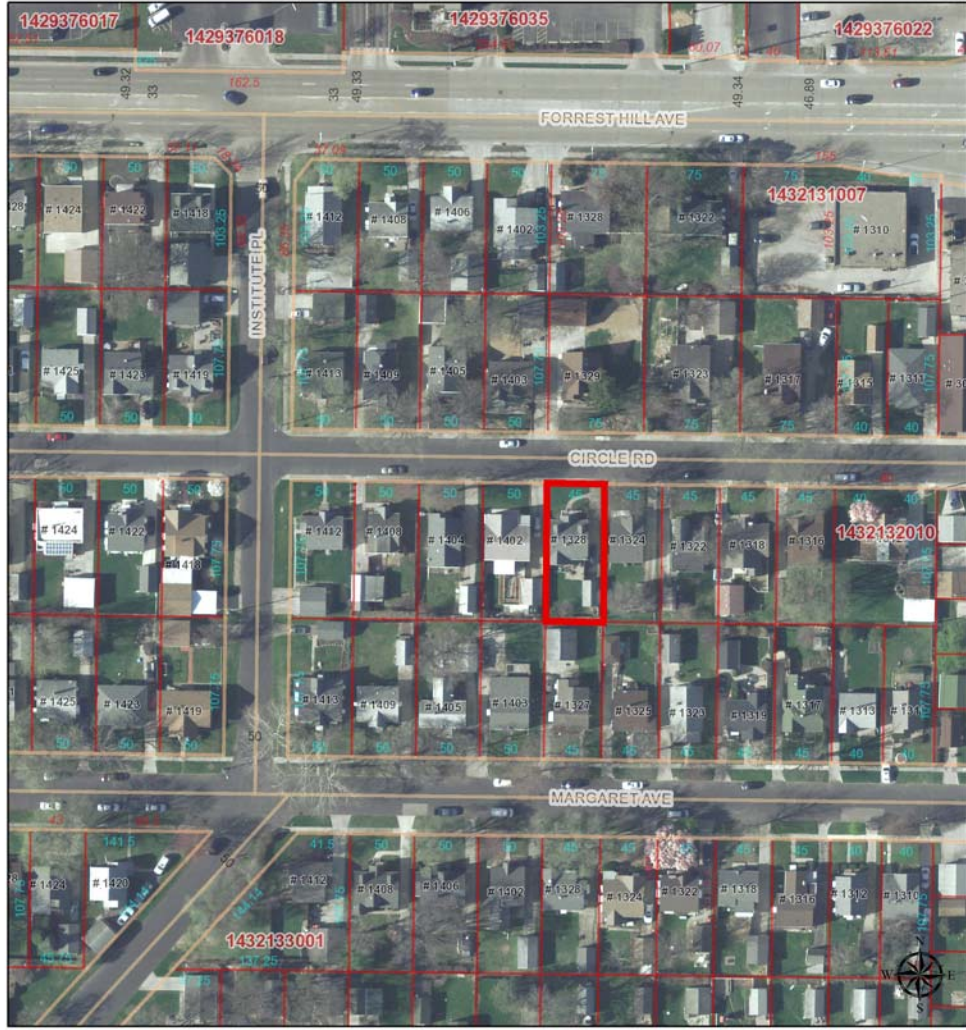
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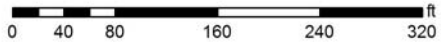


April 25, 2018

1328 Circle - Aerial



1 inch = 100 feet

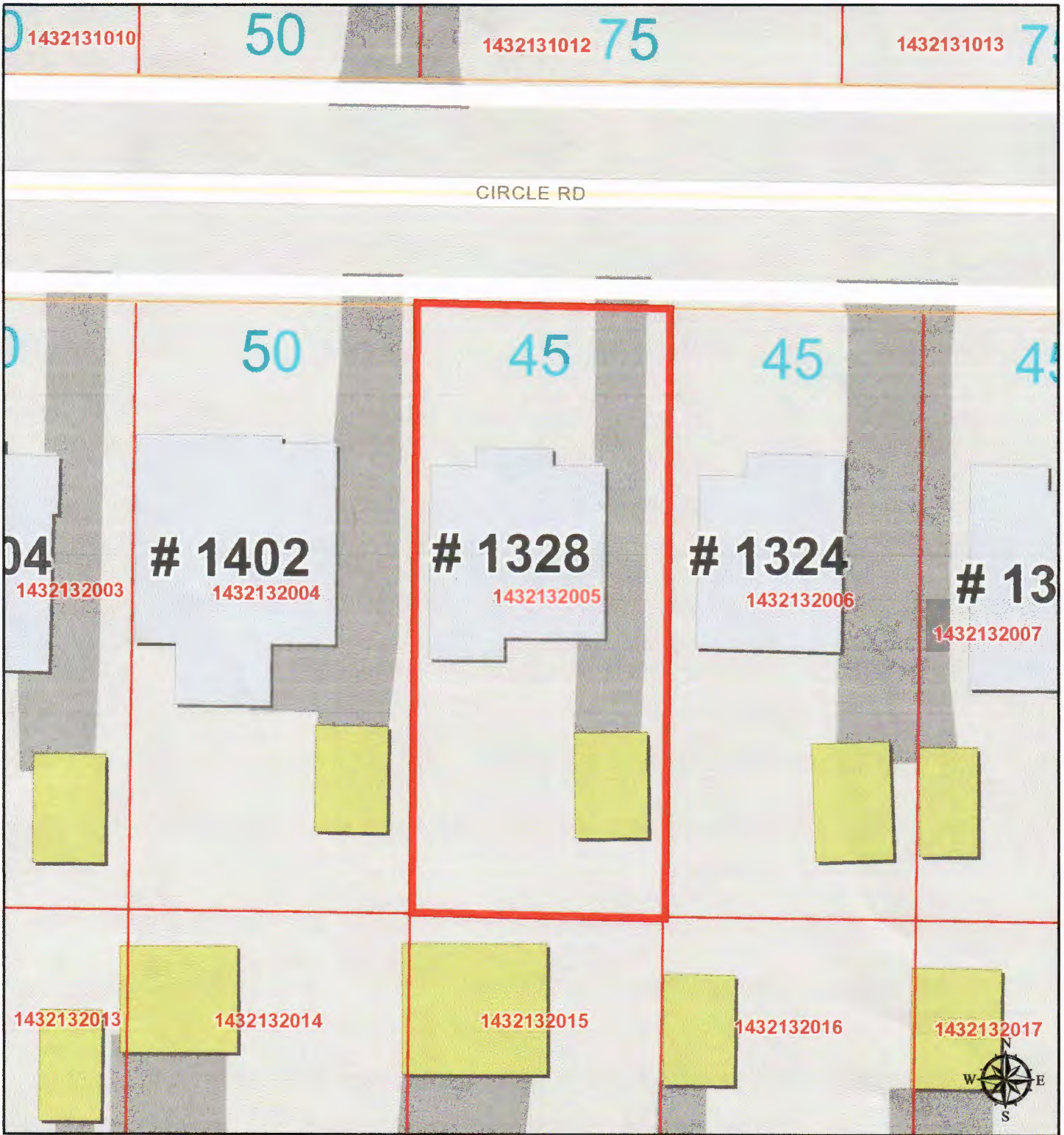


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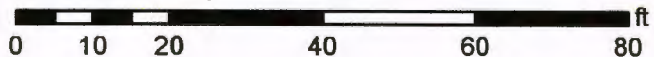
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1328 Circle Road



1 inch = 25 feet



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Schedule a Showing

MLS #: 1191519 ... Active **Cat:** Residential ... \$114,200
Area: 08 **Leg...:** NW 1/4 SEC 32-9N-8E Lott 75
Addr: 1328 W CIRCLE Road
City: Peoria IL **Zip Co...:** 61604
Subd: Sunset Hills **Cnty:** Peoria

	Bsmt	Lower	Main	Upper	Addl	Total
Full Baths:	1	0	1	0	0	2
Half Baths:	0	0	0	0	0	0

Bedrooms: 4 **Year Built:** 1946 **Type:** Single Family
Fireplaces: 0 **New Constr:** No
Apx Acres: 0.110 **County/City Bldg Code:** **Agnt Ownd:** No
Apx Lot Size: 45x108 **Managing Broker:** N **Agnt Rltd 2 Silr:** Yes

Virtual Tour

Directions: University, W on Circle

Room Dimensions/Levels:

Room	Dimensions	Level	W	Egres:	Den/Ofc:	Laundry:	Rec Rm:	Gar:	#Cars:	Rem:	Fin Lwr Lv SqFt:	Fin Main Lv Sq...	Fin Uppr Lv Sq...	Fin Addtnl SqFt:	Total SQFT:	Finish Bsmt Sq...	Total Bsmt SqFt:
Living:	17 x 14	Main	W		x			21 x 12	1	2	0	948	666	0	1614	300	948
Great:	x					19 x 11	Base... O										
Family:	x					23 x 13	Base... O										
Fml D...:	x																
Inf Din:	x																
Kitch...:	14 x 11	Main	V														
Mstr Br:	18 x 13	Upper	W														
Bedrm 2:	16 x 9	Upper	W														
Bedrm 3:	12 x 11	Main	W														
Bedrm 4:	12 x 11	Main	W														
Bedrm 5:	x																
Bath/Mst ...:	None																

Assoc Mo. Fee \$: \$0 **Assoc. Ann. Fee \$:** \$0 **Flood Ins:** No **Elem School:** **RELO:** Yes
Ann Taxes: \$2,691.72 **Tax Yr:** 2016 **Flood Plain:** N **Middle School:** **Incen:** No
Exemptions: **Zoning:** **AGR:** N **High School:** Peoria Central **HPP:** None
Parcel ID: 14-32-132-005 **Short Sale:** N **Util:** Y **Also Ref MLS#:** **REO:** N

THIS BEAUTIFUL HOME IS MOVE IN READY AND THE PRIDE OF OWNERSHIP SHINES! 4 BEDROOMS, 2 BATHS, FULL BASEMENT W/ REC ROOM, ARCHED DOORWAYS, HARDWOOD FLOORS THROUGHOUT, FRESH PAINT, GORGEOUS EAT IN KITCHEN, INVITING FRONT PORCH, 1 CAR GARAGE, AND PRIVACY FENCED, LANDSCAPED BACKYARD. THE LIST OF UPDATES IS EXTENSIVE... UPDATED, ELECTRIC SERVICE, ROOF, INSULATION, FURNACE, A/C, WATER HEATER, SIDING, WINDOWS, SOFFIT, FASCIA, GUTTERS, SHUTTERS, DOWNSPOUTS, OUTDOOR LIGHTING, SIDE AND BACK DOORS, CONCRETE DRIVEWAY, FRONT PORCH, & WALKWAY, PRIVACY FENCE, APPLIANCES THAT ALL STAY... WOW! TRULY A MUST SEE.

Exterior: Vinyl Siding **Style:** 1.5 Story
Roofing: Composition **Fireplace:**
Gar/Park: Detached, Off-Street Parking
Basement: Finished, Full
Heat/Cool: Gas, Forced Air, Water Heater - Gas, Central Air
Water/Sewer: Public Water, Public Sewer
Kitchen/Dining: Eat-In Kitchen
Appliances: Disposal, Microwave Oven, Range/Oven, Refrigerator, Water Softener - Owned, Washer, Dryer, Water Filtration System
Interior Amenities: Cable TV Available
Exterior Amenities: Fenced Yard, Patio
Add'l Amenities:
Assoc Fee Includes:
Lot Description: Level
Financing: Cash, Conventional, FHA, VA **Road/Access:** Curbs & Gutters, Paved
Possession: At Closing **Occupied:** Vacant
Showing: Electronic Keybox/Keysafe, Appointment Required **Surveillance:** None

Condo No	Conversion	Condo Project Name	Unit Floor/Lev	Pets Allw:
Unit Style	/	Elevator:	Addl Fees:	Owner Occ Only:
LO: Jim Maloof/REALTOR		LO Lic.: 478001812	Appt: 309-690-4262	OLA: Jim Maloof/REALTOR
LA: Aubrey O Brien		LA Lic.: 475150597	Fax: 309-692-9363	Jared O Brien
PH: 309-219-1126	Main Line: 309-692-3900			Cell: 309-256-4374
Email: aubreysells@yahoo.com				475159640
CLO Off:		CLO Lic.:		
CLA:		CLA Lic.:		
CLA PH:				
Compensation: 3.00	Dual/Var: No	List Type: Exclusive Right to Sell	LD: 2/19/2018	XD:
CLOP: \$114,200	Selling Agent:	Co-Sell Office :		
Sold Price:	Co-Selling Agent:	How Sold:		
Closing Date:	Selling Office:	Cumulative DOM: 165		
Sell. Conc. \$:	Sell. Conc. Desc.:	CLDOM: 0		



1328 W. Circle Rd will be a sober living residence for women. There are four bedrooms so I plan on having eight women 18 and older (no children) at the house. One of the women will be the House/Resident manager. She will live there but will be able to have a job also. We will also have weekly meetings and try to have nightly meetings to see how everyone is doing and how their day/week is going. The manager will assign house duties for the other women in the house and drug test them weekly on a random schedule. The women will jobs or be going back to school to improve their education. They will also pay their own rent. I will be at the house at least once a day, or my helpers will be there. My helpers are other women in long term recovery!

The women must have successfully completed a 28 day treatment program. Their counselor calls me if they think they would be a good fit. If they are in town I go to the facility and interview the client or I do intake interviews over the phone with the counselor in the room. We are a twelve step program of recovery with positive peer accountability. They must attend AA, CA, NA meetings at least 2 a week. They must have a sponsor and work the twelve steps.

If they relapse, they will immediately have to leave. They must have consequences for their actions. If they can go through detox and relapse prevention they can come back after a month of sobriety. The resident manager may have a car but doesn't necessarily have too. I am not sure how many cars will be there but I predicted not many!

In Gratitude,

Camilla Rabjohns, RN, BSN.
Executive Director

What Invictus Woods Provides

- Sponsorship assistance
- 12 step program and The Big Book
- Daily community 12 step groups
- 5 weekly in-house groups
- Weekly random drug testing
- Job placement assistance
- Money management skills
- Healthy dietary habits and cooking skills
- Yoga and meditation
- Nature trails on property
- Herb and vegetable garden
- Hiking and camping excursions
- Bonfires and barbecues
- Fishing and swimming in town
- Fitness center membership
- Tennis and skateboard park in town
- Cultural events and theatre in Peoria
- National Recovery Month bonfire and barbecue
- Daily Rural Transportation System available

Medical, Clinical, Academic and Local Community Network

- Primary treatment centers, Individual Therapy, Family programs,
- Subcontracted Intensive Outpatient, and Family work
- Medical network for healthcare and full service hospital 6 miles from campus
- Bradley University, Spoon River College, Illinois Central College

Stout, R.L., Rubin, A., Zwick, W., Zywiak, W., and L. Bellino. 1999. Optimizing the cost-effectiveness of alcohol treatment: A rationale for extended case monitoring. Addictive Behaviors, v.24(1), p.17-35.

INVICTUS WOODS, INC.
29240 N. COUNTY HIGHWAY 28
GLASFORD, IL 61533

TO LEARN MORE ABOUT
INVICTUS WOODS VISIT
WWW.INVICTUSWOODS.COM

FOR MORE INFORMATION
CALL 309-696-3333

OR EMAIL
CRABJOHNS.INVICTUSWOODS@GMAIL.COM



LIKE US ON FACEBOOK

Invictus Woods

THE PREMIER SOBER
LIVING FACILITY OF
THE MIDWEST

Providing men with a clean, safe, enjoyable, confidential and supportive extended care program to recover from addiction.



Welcome to Invictus Woods

Welcome to Invictus Woods, Inc. (Invictus Woods). Our goal is to provide physical, mental, and spiritual support for men early in the recovery process. Invictus Woods program is based on the 12 steps program of recovery and positive peer accountability. We believe in educating families about addiction. It is a serious life long and progressive disease. It takes time, encouragement, and maturity to understand that addiction is a disease. Our mission is for men to learn how to stay sober and how to enjoy recovery.

Invictus Woods is an extended care program for males ages 18 and older seeking recovery from alcohol or chemical addictions. It is a serene environment away from the hectic life of the city. A requirement for admission is a successful completion of a primary care substance abuse treatment center. The home is fully furnished and has a peer-to-peer environment, which will help provide a strong foundation for a life-long recovery and self-efficacy. Residents enjoy responsibilities such as, deciding on



Our Purpose

We want to help men build a strong foundation, to continue to grow in their recovery, and to help others struggling with addiction to understand the power of this disease. Working together, we want them to believe, "I am the captain of my fate, the master of my soul".



dinner menus, grocery shopping, cooking, house chores and 15 hours of community service a week. Laundry, household cleaning supplies, cable television, and Internet are included.

According to the research of Stout et al. (1999) extended care is essential for long term sobriety compared to primary treatment alone. This extra time allows men to develop skills, healthy habits, and motivation to prevent relapse. At Invictus Woods, we work with the local recovery community and with family support to help men rebuild their lives and to become productive members of society.

The house is set on 35 acres of wooded hills six miles from Canton, IL population 20,000, 20 miles

from Peoria, IL population 150,000, and 15 miles from the Peoria Airport. Invictus Woods employs knowledgeable staff that will provide advice, guidance, and support to adult males. The home, the employees, and the local recovery community all work together to help men make the next step from sobriety to recovery and reintegration into the world.

The house is away from everyday temptations of the city, so they can get strong and healthy in their recovery. We should work together to help these men develop skills and motivation to become productive members of society, but let us nurture their spirit slowly and purposefully.