



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (prepared by Shannon Techie)
DATE: April 28, 2016
CASE NO: PZ 16-12

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on a request from Camilla Rabjohns to obtain a Special Use for an Assisted Living (Sober Living) Facility in a Class R-4 (Single-Family Residential) District for the property located at 2116 N Prospect Road (Parcel Identification Numbers 14-34-378-001), Peoria, Illinois. (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for an Assisted Living Facility (Sober Living) at 2116 no Prospect Road; a 4,031 square foot home with 5 bedrooms.

The petitioner describes the use of sober living as a 12 step based living facility with house managers. There will be rules that the residents will have to sign, indicating that they will follow the rules. They will be drug tested weekly on a random basis. They will have a group meeting to see how they are doing with meetings, if they have a sponsor, and job or school or volunteer services. There will be AA meetings with the house residents but no therapy or treatment. There will be no alcohol or drugs on the premise and if one of the residents is found with an illegal substance, (including medical marijuana), they will have to leave the house immediately. There will be 8 residents and 2 house managers, for a total of 10 people residing at the property.

The proposed use best fits the Land Development Code definition of Assisted Living, which is defined as a special combination of housing, supportive services, personalized assistance, and/or health care designed to respond to the individual needs of those who need help with activities of daily living because of age or medical condition. This also includes independent living, elderly housing, nursing homes, and hospices.

Please note that the proposed use does not meet the Land Development Code definition of a halfway house or a residential treatment facility.

The property has approval as a legal non-conforming duplex, since 1988, based on continuous use as a duplex. For the property to continue to be used as two units, a zoning certificate for a transfer or property would be required, with documentation that neither unit has been vacant for more than 12 months since 1988.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	A total of 13 parking spaces will be provided; 3 car garage and 10 on-street parking spaces.	None	None
Mechanical & Utility Screening	A dumpster is not proposed to be placed on the site.	None	None
Use Standards	N/A	None	SPRB requests that the property not be transferred as a duplex, which would cause the structure to revert back to a single-

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			<p>family dwelling (one unit). If the Special Use is granted, this would allow the applicant to use the property for assisted living as requested. In addition, SPRB requests that the property not be subdivided into separate units or additional entrances/exits added. If the assisted living using is ever abandoned for a period of 2 years or more, the property would then have to be used as a single-family dwelling (one unit) or a new special use would be required. This would provide some protection for surrounding neighborhood that structure would remain as a single-family dwelling in the future.</p>
Landscaping	4 shade trees in the front yard along Prospect Road and 4 shade trees along Prospect Road.	None	<p>There are 4 existing shade trees on the public right-of-way along Republic, which can be counted toward the front yard landscaping requirement along Republic. There are 3 shade trees in the front yard along Prospect. One additional shade tree must be added to the front yard along Prospect.</p>
Signs	None proposed	None	None
Exterior Lighting	No changes proposed	None	None
Setbacks, Yards, Build To	No changes are proposed to the exterior of the structure.	None	None
Fire Alarm	N/A	N/A	A manual fire alarm system may be required.
Building Safety	N/A	N/A	<p>Architectural drawings will be required for this project and must be reviewed and approved before the use can be established.</p>

BACKGROUND

Property Characteristics

The subject property contains .35 acres of land and is currently developed with a legal non-conforming duplex.. The property is zoned Class R-4 Single-Family residential and surrounded by Class R-4 Single-Family residential zoning to the north, south, east and west.

The Comprehensive Plan designation for the property is medium density residential.

History

Since 1988, the property has legal non-conforming status as a duplex, based on continuous use as a duplex.

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

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB 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 SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	N/A
No injury to other property or diminish property values	Yes	SPRB requests that the property not be transferred as a duplex, which would cause the structure to revert back to a single-family dwelling (one unit). If the Special Use is granted, this would allow the applicant to use the property for assisted living as requested. In addition, SPRB requests that the property not be subdivided into separate units or additional entrances/exits added. If the assisted living using is ever abandoned for a period of 2 years or more, the property would then have to be used as a single-family dwelling (one unit) or a new special use would be required. This would provide some protection of property values of the surrounding residential neighborhood, if the structure would remain as a single-family dwelling in the future.
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	Yes	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request with the following conditions:

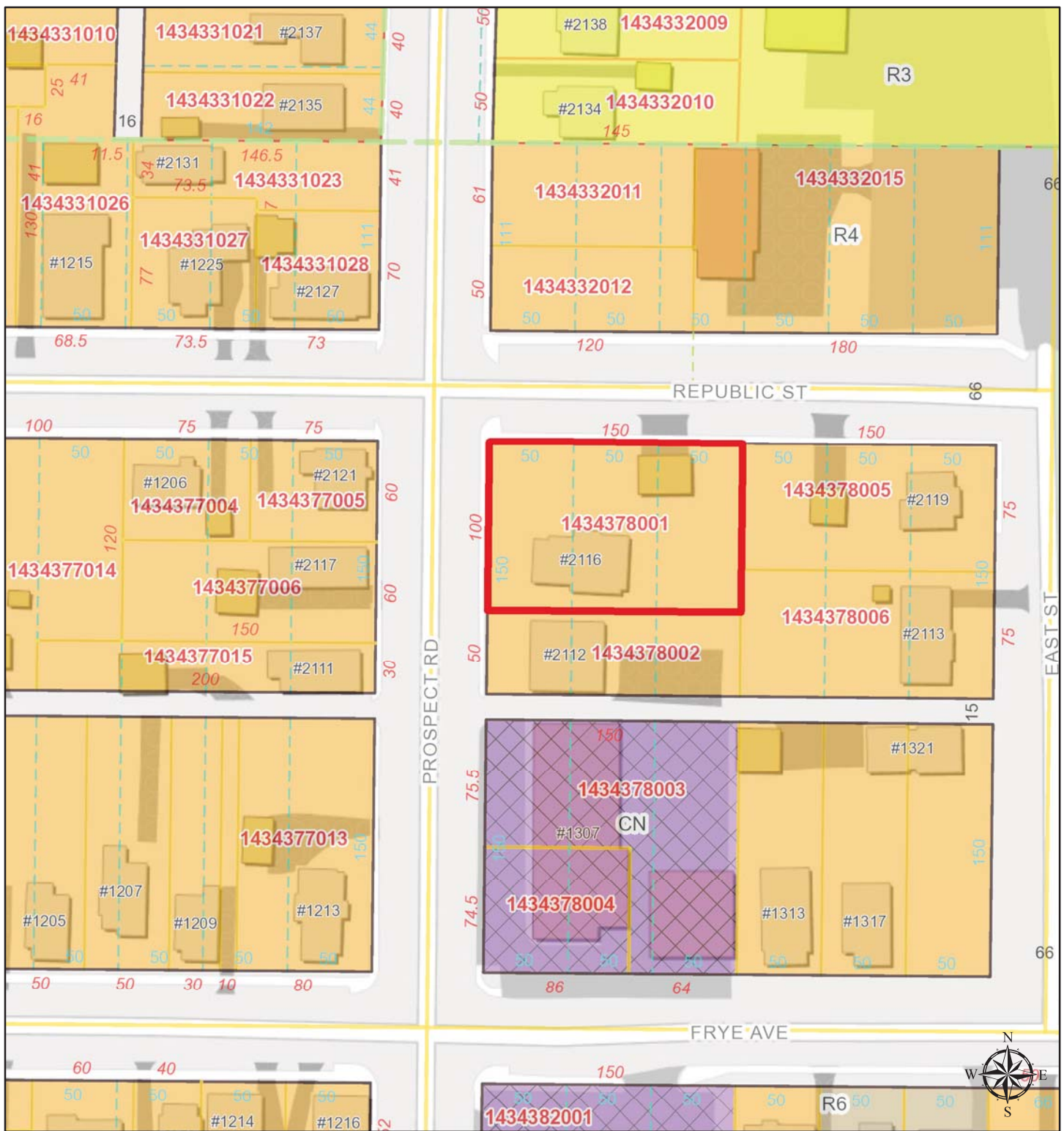
1. That the property not be transferred as a duplex and not subdivided into separate units or additional entrances/exits added. If the assisted living using is ever abandoned for a period of 2 years or more, the property would then have to be used as a single-family dwelling (one unit) or a new special use would be required. This would provide some protection of property values of the surrounding residential neighborhood, if the structure would remain as a single-family dwelling in the future.
2. One additional shade tree must be added to the front yard along Prospect.
3. A manual fire alarm system may be required; Fire Department approval is required.
4. Architectural drawings will be required for this project and must be reviewed and approved before the use can be established.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo until updated)
3. Site Plan
4. Photos and floor plan

2116 N Prospect Road Surrounding Zoning



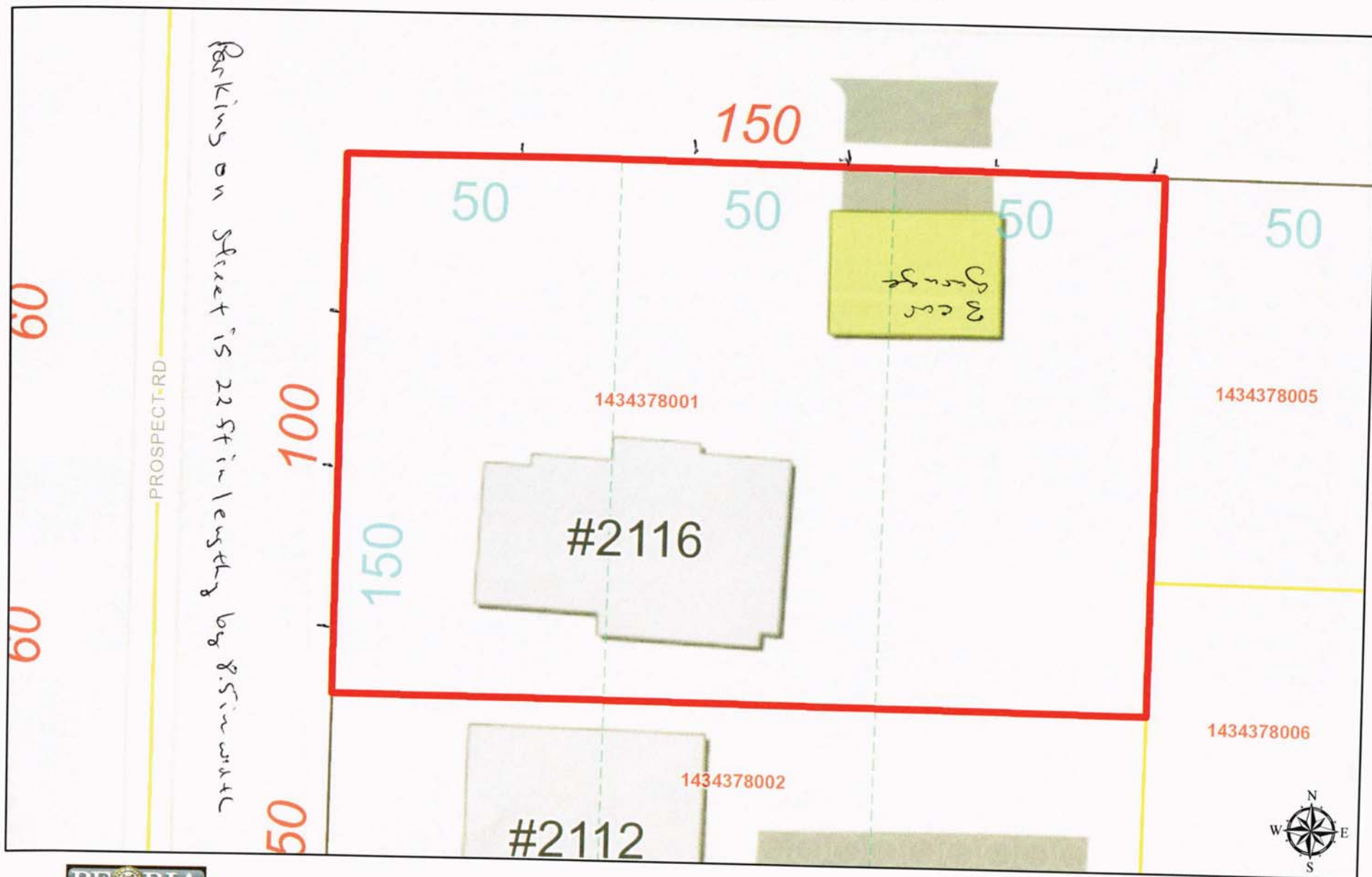
1 inch = 83 feet



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

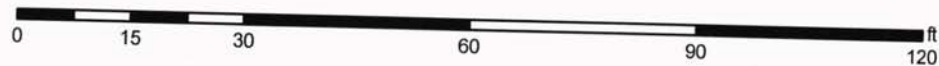


2116 N Prospect Road Site Plan



Peoria County, IL, HERE, USGS

1 inch = 25 feet



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2116 N Prospect Road - Peoria, IL 61603



More For Your Money! This 5 bedroom, 2-3 bath well-maintained home has much to offer. Updates include roof, windows, furnace & A/C, electric, kitchen. Spacious rooms, hardwood floors, built-in shelves, front and rear staircases are just a few of the characteristics from the era the house was built. Finished space on 3 floors plus unfinished walk-up attic. Situated on 3 lots, large yard is the perfect spot to enjoy the entertainment from the park amphitheater including band concerts and fireworks. 3 car garage is great for car enthusiasts or hobbyists. Appliances stay but not warranted.

Listed at: \$ 114,900

Property Details

5 Bedroom(s)
3 Bath(s)

SQFT

	Total
Total	4031
Main Level	1410
Upper Level	1211
Fin. Basement	405
Unfin. Basement	1005
Detached Garage	600



Melissa Stevenson

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Cell Phone: 309-256-0649

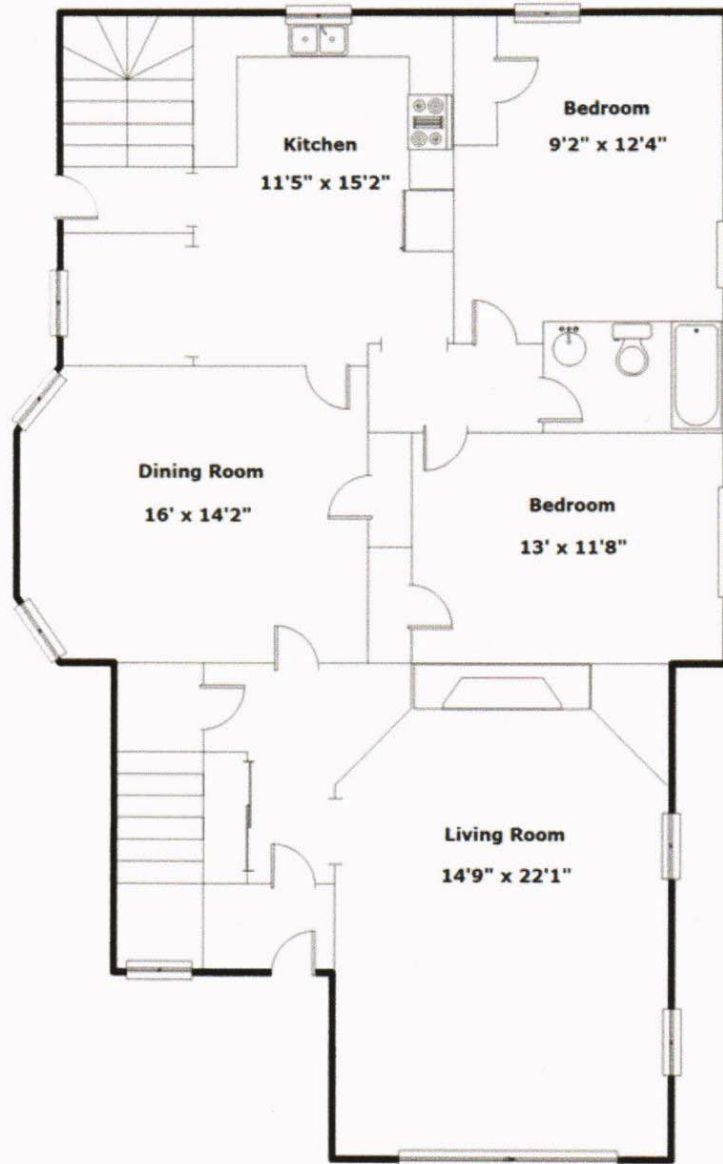
got_house@sbcglobal.net

<http://www.melissastevenson.com>



2116 N Prospect Road - Peoria, IL 61603

Main Level



Drawn by: Kelly Schneider

<http://www.look2homes.com/l2fp/floorplan/index.php?oid=6159>



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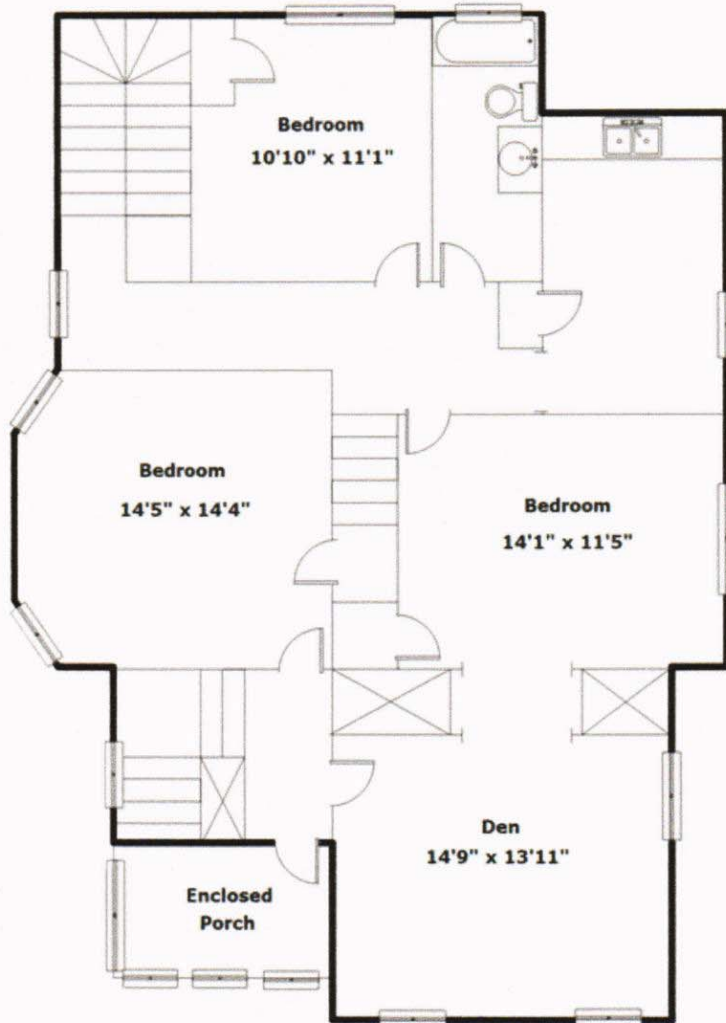
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NEWCASTLE REALTY, Inc.

2116 N Prospect Road - Peoria, IL 61603

Upper Level



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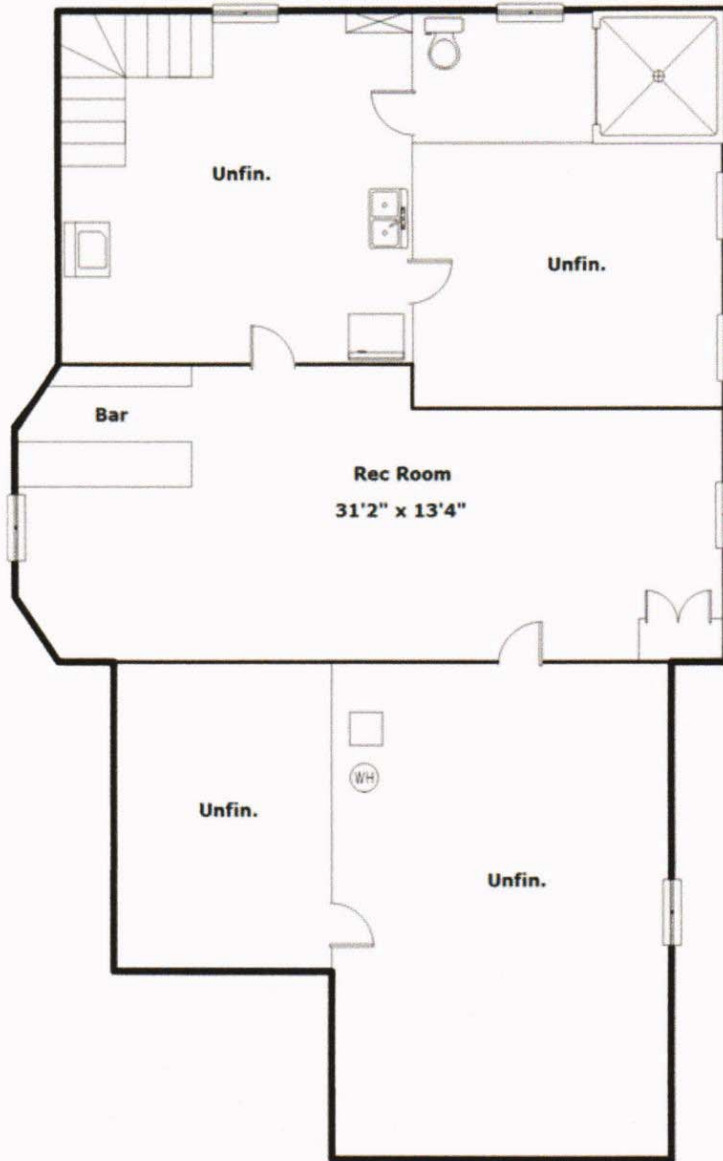
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Basement



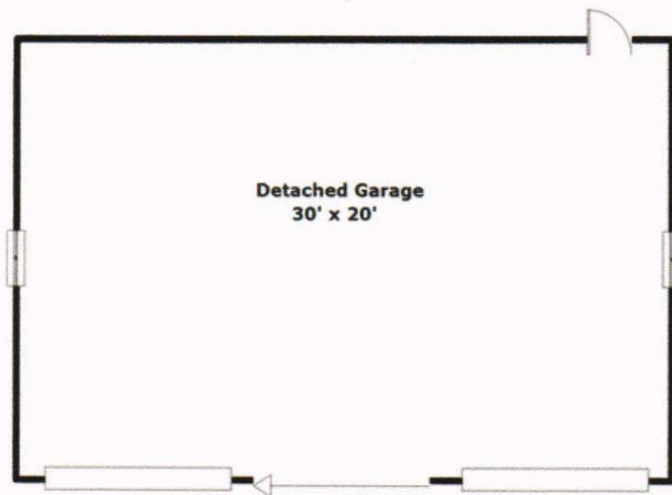
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MLS #: 1165584 **St:** Active **Cat:** Residential **LP:** \$114,900
Area: 09 **Legal:** McGinnity's Add SW 1/4 Sec 34-9-8E N 100' Lots 7-8
Addr: 2116 N PROSPECT Road
City: Peoria IL **Zip Code:** 61603
Subd: McGinnity's Add **Cnty:** Peoria

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

Bedrooms: 5 **Year Built:** 1891 **Type:** Single Family
Fireplaces: 0 **New Construction:** No
Apx Acres: 0.350 **County/City Building Code:**
Apx Lot Size: 100 x 150 **Agnt Ownd:** No **Agnt Rltd 2 Sllr:** No

Virtual Tour [Unbranded Virtual Tour](#)

Directions: S of Forrest Hill on Prospect, corner of Prospect and Republic.

Room Dimensions/Levels:		Egress?		Fin Lwr Lv SqFt: 0	
Living: 14x 22 Main C	Mstr Br: 13 x 11 Main W	Y	Den/Ofc: x	Fin Main Lv SqFt: 1,410	
Great: x	Bedrm 2: 9x 12 Main W	Y	Laundry: x Base... O	Fin Uppr Lv SqFt: 1,211	
Family: 14x 13 Upper W	Bedrm 3: 14x 11 Upper W	Y	Rec Rm: 31x 13 Base... O	Fin Addtnl SqFt: 0	
Fml Din: 16x 14 Main C	Bedrm 4: 10x 11 Upper W	Y	x	Total Fin SqFt: 2621	
Inf Din: x	Bedrm 5: 14x 14 Upper W	Y	x	Finish Bsmt SqFt: 405	
Kitchen: 11x 15 Main V	Bath/Mst BR: No		Gar: 30x 20	#Cars: 3	Total Bsmt SqFt: 1,410

Assoc Mo. Fee \$: \$0 **Assoc. Ann. Fee \$:** \$0 **Flood Insurance:** No **Elem School:** Glen Oak
Ann Taxes: \$1,572.04 **AGR:** N **Middle School:** Lincoln
Exemptions: **Util:** Y **High School:** Peoria Central
Parcel ID: 14-34-378-001 **REO:** N **Short Sale:** N **HAFAs:** N

More For Your Money! This 5 bedroom, 2-3 bath well-maintained home has much to offer. Updates include roof, windows, furnace & A/C, electric, kitchen. Spacious rooms, hardwood floors, built-in shelves, front and rear staircases are just a few of the characteristics from the era the house was built. Finished space on 3 floors plus unfinished walk-up attic. Situated on 3 lots, large yard is the perfect spot to enjoy the entertainment from the park amphitheater including band concerts and fireworks. 3 car garage is great for car enthusiasts or hobbyists. Appliances stay but not warranted.

Exterior: Aluminum Siding **Style:** 2 Story
Roofing: Composition **Fireplace:**
Gar/Park: Detached
Basement: Finished, Full
Heat/Cool: Gas, Forced Air, Water Heater - Gas, Central Air
Water/Sewer: Public Water, Public Sewer
Kitchen/Dining: Dining Room/Formal, Eat-In Kitchen
Appliances: Hood/Fan, Microwave Oven, Range/Oven, Refrigerator, Washer, Dryer, Other Appliances
Interior Amenities: Attic Storage, Bookcases/Built-In, Cable TV Available, Garage Door Opener (s), Utility Sink
Exterior Amenities: Porch
Add'l Amenities:
Assoc Fee Includes:
Lot Description: Corner, Level
Financing: Cash, Conventional **Road/Access:** Curbs & Gutters, Paved
Possession: To Be Agreed **Occupied:** Owner
Showing: Electronic Keybox/Keysafe, Appointment Required, Pets

Condo: No	Conversion:	Condo Project Name:	Unit Floor/Level:
Unit Style:	/	Elevator:	Addl Fees:

CLOP: \$114,900 **Selling Agent:** **Co-Sell Office :**
Sold Price: **Co-Selling Agent:** **How Sold:**
Closing Date: **Selling Office:** **Cumulative DOM:** 0
Sell. Conc. \$: **Sell. Conc. Desc.:** **CLDOM:** 0