



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board

**DATE:** September 3, 2020

**CASE NO:** PZ 20-18

**REQUEST:** Hold a Public Hearing and forward a recommendation to the City Council on the request of Michael and Lorinda Slaughter to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for an Assisted Living (Sober Living) Facility, with Waiver, for the property located at 2419 N Prospect Road (Parcel Identification Numbers 14-34-327-009), Peoria, IL (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 2419 N Prospect Road in three story, five bedroom building. The petitioner describes the use of sober living as the next step after successful rehabilitation, where tenants support each other's sobriety by keeping each other accountable and focused. There would be one house manager who would live on-site. No treatment or social services are provided on site. The applicant proposes 11 residents and 1 house manager, total of 12 people residing at the property.

The proposed use best fits the Unified 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 hospice. The use does not meet definition of a halfway house or residential treatment facility.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Units/Density	One unit on each floor. Each floor has a full bathroom and a full kitchen. The ground floor unit would have congregate kitchen/recreational space.  <u>Bedrooms/Number of occupants</u> Total: 5 bedrooms/12 occupants Ground floor: 2 bedrooms/6 occupants Second floor: 3 bedrooms/6 occupants Third floor: storage only		Architectural drawings will be required. Use must comply with all building and fire codes adopted by the City of Peoria, which could require fire alarm, sprinkler system, secondary egress, fire extinguishers.  Proposed density is inconsistent with the surrounding single family and duplex uses. Recommend limit the occupancy to 7 (6 residents and 1 staff resident).
Parking	Two legal parking spaces on site, located in the rear, off the alley. Two parking spaces inside the garage, but would not be independently maneuverable. On- street parking on McClure and Prospect is also available. Anticipates 2-3 occupants will have a vehicle.	N/A	No minimum or maximum parking standard for the use category. The number of proposed occupants, with only two off street parking spaces could strain on-street parking resources. Recommend limit occupancy to 7 which would reduce risk for parking conflicts. All off-street parking must be on a hard, all weather surface, not gravel.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dumpster & Screening	Propose litter containers only		If a dumpster is needed, it must be screened from view of adjacent residential uses.
Landscaping	Existing conditions, includes trees along shared southern property line.	Waiver from landscaping requirements.	Front yard landscaping, in the form of one shade tree is required. Parking lot landscaping in form of one shade tree is required.
Buffers & Screening	None proposed. If required, would install solid fence along south property line	Waiver from transitional bufferyard requirement.	Transitional bufferyard is required when a nonresidential/multifamily use is adjacent to single family use.
Signs	None proposed		None
Exterior Lighting	No changes proposed		None
Setbacks, Yards, Build To	No changes to existing structure		None
Height	Existing three story		None
Building & Life Safety	N/A	N/A	Architectural drawings will be required for this project and must be reviewed and approved before occupancy. Life Safety items will be required before occupancy.
Sanitary District	N/A	N/A	Permit is required from Illinois EPA for occupancy of 15 or more.  Permit from GPSD is required should lateral connection need to be replaced. Evaluation of the existing lateral for the proposed load is recommended.

## **BACKGROUND**

### **Property Characteristics**

The subject property is 0.13 acres and is currently developed with a three story building with attached garage. The property is zoned Class CN (Neighborhood Commercial) and surrounded by Class CN (Neighborhood Commercial) to the north, Class R-4 (Single-Family Residential) to the south and west, and Class R-3 (Single-Family Residential) zoning to the east. Surrounding land use is commercial, recreational (Glen Oak Park), and residential (single family and duplex uses).

### **History**

In 1993, the zoning use was verified as a legal non-conforming office and two residential units. The CN (Commercial Neighborhood) zoning district, permits upper-story residential uses by right.

Date	Zoning
1931 - 1958	E (Commercial)
1958 - 1963	E (Neighborhood Commercial)
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	CN (Neighborhood Commercial)

**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	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	Limit occupancy to 7 persons. Life Safety items will be required before occupancy.
No injury to other property nor diminishment to property values	Yes	Limit occupancy to 7 persons.
No impediment to orderly development	Yes	
Provides adequate facilities	Yes	Limit occupancy to 7 persons to reduce risk of conflict with parking facilities.
Ingress/Egress measures designed to minimize traffic congestion	Yes	
If a public use/service, then a public benefit	NA	NA
Conforms to all district regulations	No	Waiver required for landscaping and buffering requirements.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	Reinvestment in existing structure
City Council Strategic Plan Goals	Attractive Neighborhoods with Character; Safe and Livable	Reinvestment in existing structure

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends denial of the request with 12 occupants. The Development Review Board recommends APPROVAL for an assisted living facility, with the following conditions and waivers:

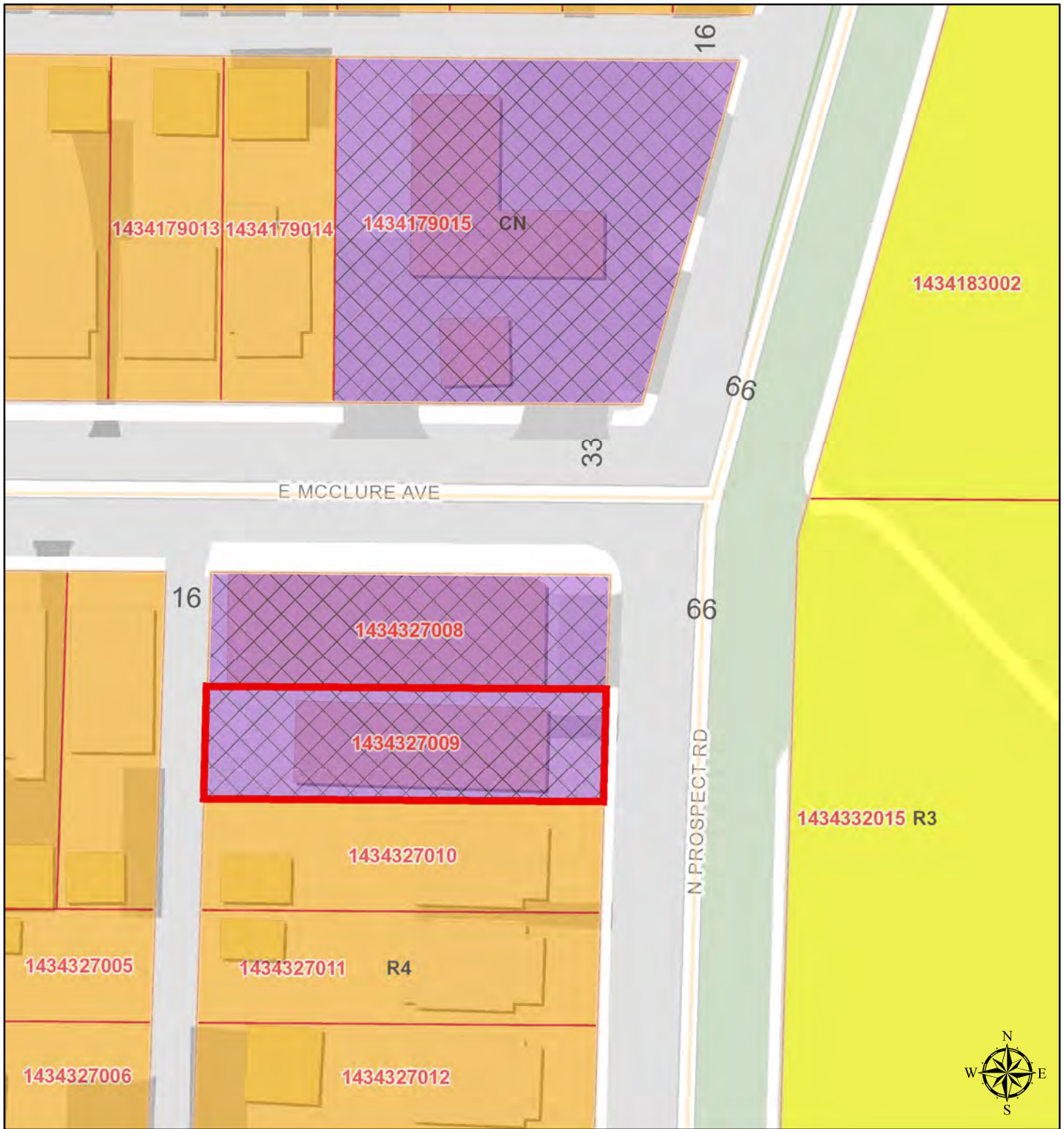
1. Occupancy is limited to a total of 7 occupants (up to six residents and one staff resident).
2. Use must comply with Building and Fire Safety Codes as adopted by the City of Peoria. Architectural drawings, including life safety plan are required.
3. All off-street parking must be on a hard, all weather surface, not gravel.
4. If a dumpster is needed, it must be screened from view of adjacent residential uses and the public right of way.
5. Waiver from landscaping and transitional bufferyard requirements.

**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.

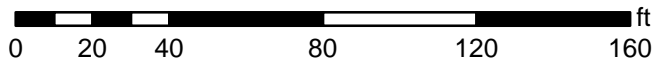
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Floor Plans
5. Photos – Existing Conditions

# Zoning 2419 N Prospect



1 inch = 50 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

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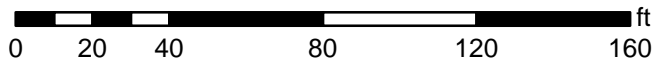




# 2419 N Prospect



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## Kerilyn Weick

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**From:** Mike Slaughter <hisworkmanshiphandyman@gmail.com>  
**Sent:** Wednesday, August 26, 2020 8:23 AM  
**To:** Kerilyn Weick  
**Subject:** Mission Statement and House Rules.

### Mission Statement:

His Workmanship's Haven is the Christian name.

We provide a safe home after a reasonable amount of Sobriety through group accountability.

The best way to describe the use of a Sober living home is being a Stepping tool to wean a person off of his /her successful rehabilitational treatment that still isn't out of the woods yet because they Must be Stressed and Stretched with personal responsibility and personal accountability.

Rehab is a closed environment without the temptations of someone who isn't being under a microscope and heavily watched and treated by professionals.

Halfway houses aren't geared only for paroles with drug addictions and are on another level with parole officers.

Our sober living house at 2419 N.Prospect are for low level drug offenders that see the light at the end of the tunnel of returning to a normal life without drugs.

I am 7 years clean and sober myself.

I have lived in many sober living homes over the years in my own struggles to this absolute ease of Sobriety .

I know they work and are absolutely necessary.

The rehabilitational system has parts to the system that are all useful parts for a successful rehabilitation of a person based on specific need and our sober living home will be part of that arsenal we all can use for our special needs housing.

Lastly , having more than less roommates is the actual weaning and cushioning tool for the successful transition to handle finally being totally self responsible once moving out to ones own apartment or house without recidivism.

### House Rules:

1. Make your bed and keep the house clean inside and outside.No littering.
2. Do your dishes .
3. Turn off the lights and water when leaving an empty room.
- 4.You must test with breathalyzer or urine test if suspected or for random testing if asked by Mike or Lori .  
A positive test result is grounds for immediate eviction.
- 5.You must search for employment if you don't already work or are on disability or SSI.
- 6.If you can't work , we encourage going to school or virtual school.
- 7.You must attend at least 3 meetings a week.
8. You must have or get a sponsor within a week of arrival.
- 9 Stealing is grounds for immediate eviction. Dont even borrow or search through someone else's thing/space without permission.
10. Unless invited, and ok with the whole room's occupants, stay out of each other's bedrooms to avoid theft suspicion.
11. Use the kitchen and bathroom on your own floor as well unless ok'd by the house .(this may change with occupants)
12. Fighting is grounds for immediate eviction.
13. If you own a car , Park across the street or in the back .  
Dont take the neighbors parking spot.
14. If the house needs daily or weekly chore assignments, you must take part.
15. The workout, pooltable , storage areas and computers are for everyone and breaking things on purpose are grounds for eviction and charges may be fialed for restitution.
16. Mike and Lori Slaughter has the final say /rights to use Discretion .
17. When you move out , wash the sheets and clean your area to receive your deposit back .

Rent is now \$125 a week or \$500 month .  
\$50 Deposit

## Kerilyn Weick

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**From:** Brittany Driggers <nahla23marie@gmail.com>  
**Sent:** Thursday, August 20, 2020 12:28 PM  
**To:** Kerilyn Weick  
**Subject:** Public comment for sept 3rd meeting

In regards to the sober living house. Micheal and Lori dedicated their time and money to help others. This establishment is to empower others and lend a helping hand. I lost my father to gun violence in peoria projects 28 years ago. If areas like that are allowed and made better just for a more comfortable drug and violence ring. Then the sober living house should be allowed to run. Peoria upgrades violent areas all the time. And it doesn't change the drugs or gun usage. This sober living house will be to improve someone's life. There should be nothing wrong with them running their house. Its a beautiful idea they have. Such kind people.



# Public Comment for Sept. 3<sup>rd</sup> meeting 2020

Alcoholism is a serious disease in our society today and it's becoming very common. It can lead to many forms of losses for someone such as homelessness, loss of a job and to loss of family and friends. It is an addiction that sometimes a person denies they have but can cause devastating effects emotionally, mentally and physically. It is important to have outlets for those who have struggled and lost so much but have chosen recovery and want to continue. More safe havens are needed after recovery. It gives recovering alcoholics a new start, encouragement and a place to stay until they can get on their feet and become productive again. Michael Slaughter is living proof that you can turn your life around and succeed. He is extending his hand out to put in place a safe haven for recovering alcoholics. Helping to support their dreams, give them the means necessary to lead a sober life and stay on the right track. A place to stay which will provide support and resources. We all have gone through ups and downs throughout our lives and when there is someone willing to help it can really change the course of someone's life for the better. Everyone may not succeed but giving them a chance is better than nothing. Please support Michael Slaughter's efforts to make a difference in this community.

Thank you

Sincerely,

Susan M Slaughter  
3415 W. Dorchester Rdge B7  
Peoria, IL 61604



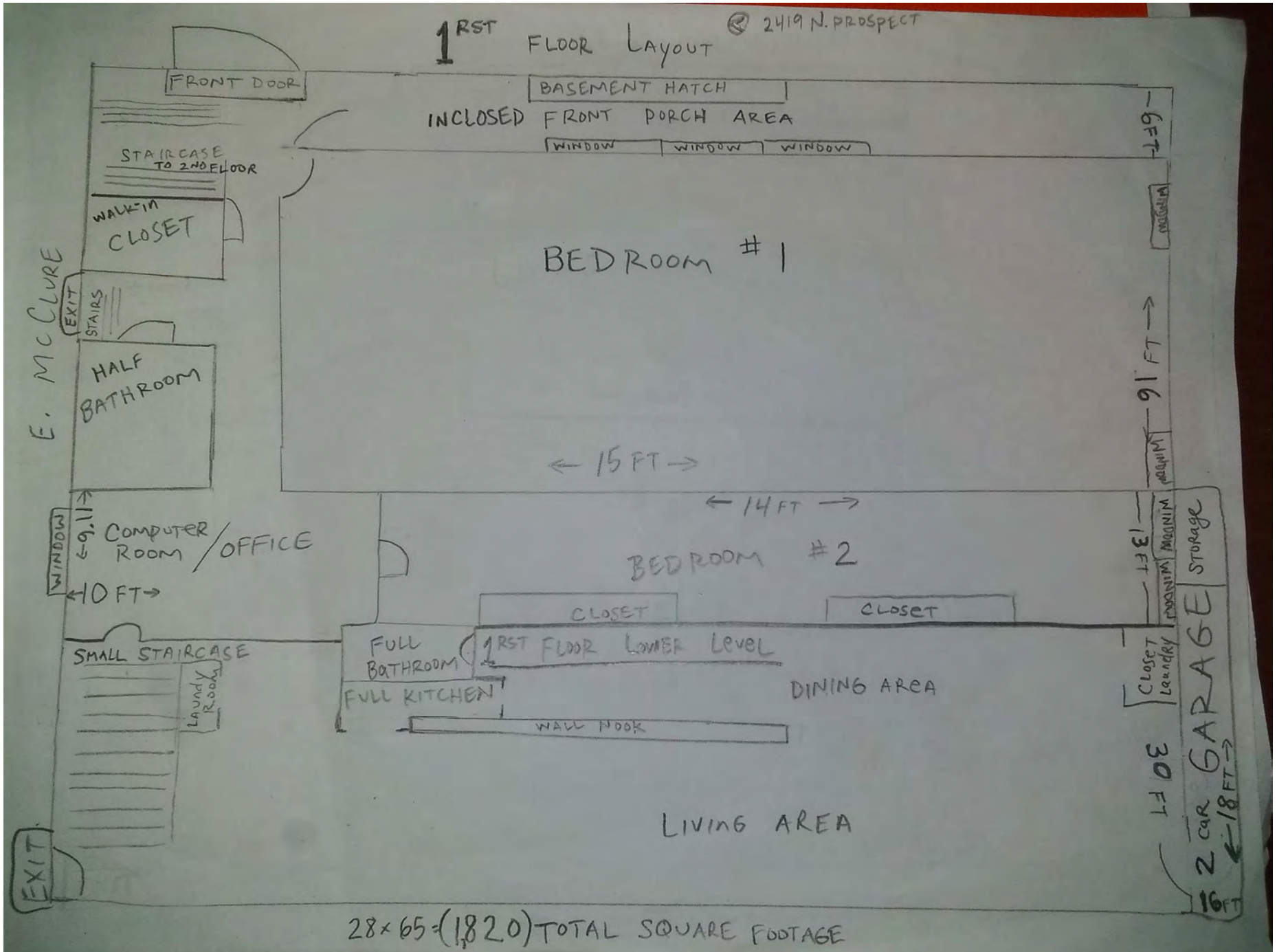




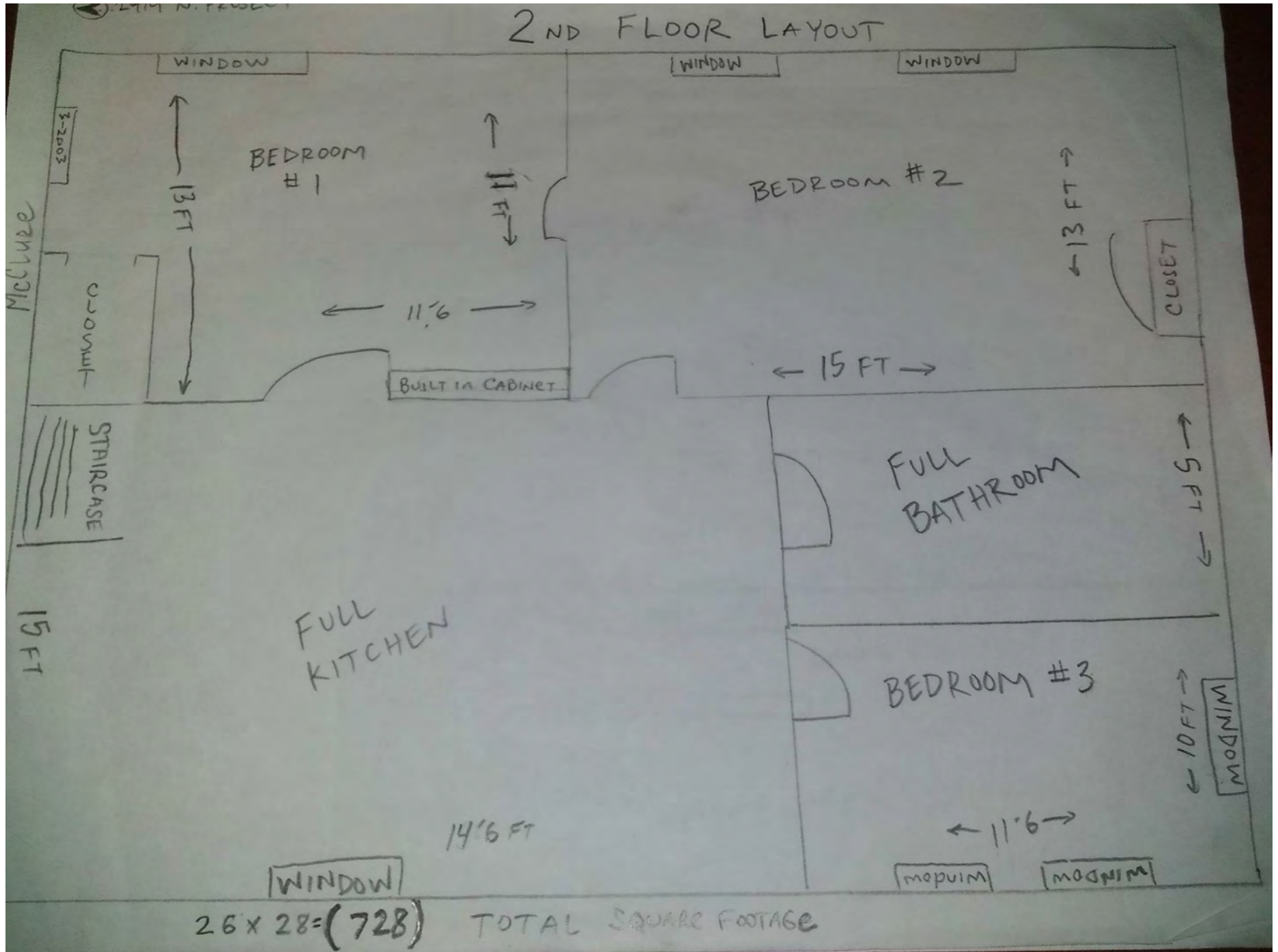




# First Floor Alternative Layout



# Second Floor Alternative Layout





From: Mike Slaughter

hisworkmanshiphandyman@gmail.com

Subject: Please print

Date: Jul 26, 2020 at 8:16:35 PM

To: Mikes Mom mammadduke@comcast.net



4 Rows Gas &



2419 N Prospect Rd,...



McClure Ave

E McClure Ave



N Prospect Rd

GLEN OAK  
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