



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: May 2, 2019
CASE NO: PZ 19-13

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns to amend an existing Special Use Ordinance No. 17,595 in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, to add two residents, for the property located at 1328 W Circle Road (Parcel Identification No. 14-32-132-005), Peoria, IL. (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to add two residents to the Assisted Living Facility. The property and use is described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling units	One single family dwelling unit. Occupants will live together as a single house-keeping unit.	None	None
Number of Residents	Currently approved for 5 occupants (4 residents plus 1 staff resident). Requesting to add 2 additional residents.	None	No objection
Parking	One off-street parking space	No change to previously approved waiver to allow one off-street parking space	None
Mechanical & Utility Screening	Not applicable	None	None
Landscaping	Not applicable	None	None
Signs	None requested	None	None
Exterior Lighting	Not applicable	None	None
Setbacks	No change to existing dwelling structure.	None	In compliance
Height	No change to existing 1.5 single family residence.	None	In compliance

BACKGROUND

Property Characteristics

The subject property contains 0.11 acres of land and is currently developed with a single family residence and detached garage. The property is surrounded by R-4 (Single Family Residential) zoning to the north, south, east, and west.

History

In 2018, a Special Use for an Assisted Living Facility was approved to allow 4 residents plus 1 staff resident to reside at the property.

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
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	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	No	Affirm previously approved waiver for one off-street parking space
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 add two additional residents with the following previously approved conditions and waiver:

- 1) Allow a total of 7 occupants (six 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) Smoke detectors must be hardwired and interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms. Repair to GFI outlets and electrical meter. Building permit is required.
- 5) Waiver to allow one off-street parking space.

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

1328 W Circle Road



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
 3/7/2019



1328 W Circle Road

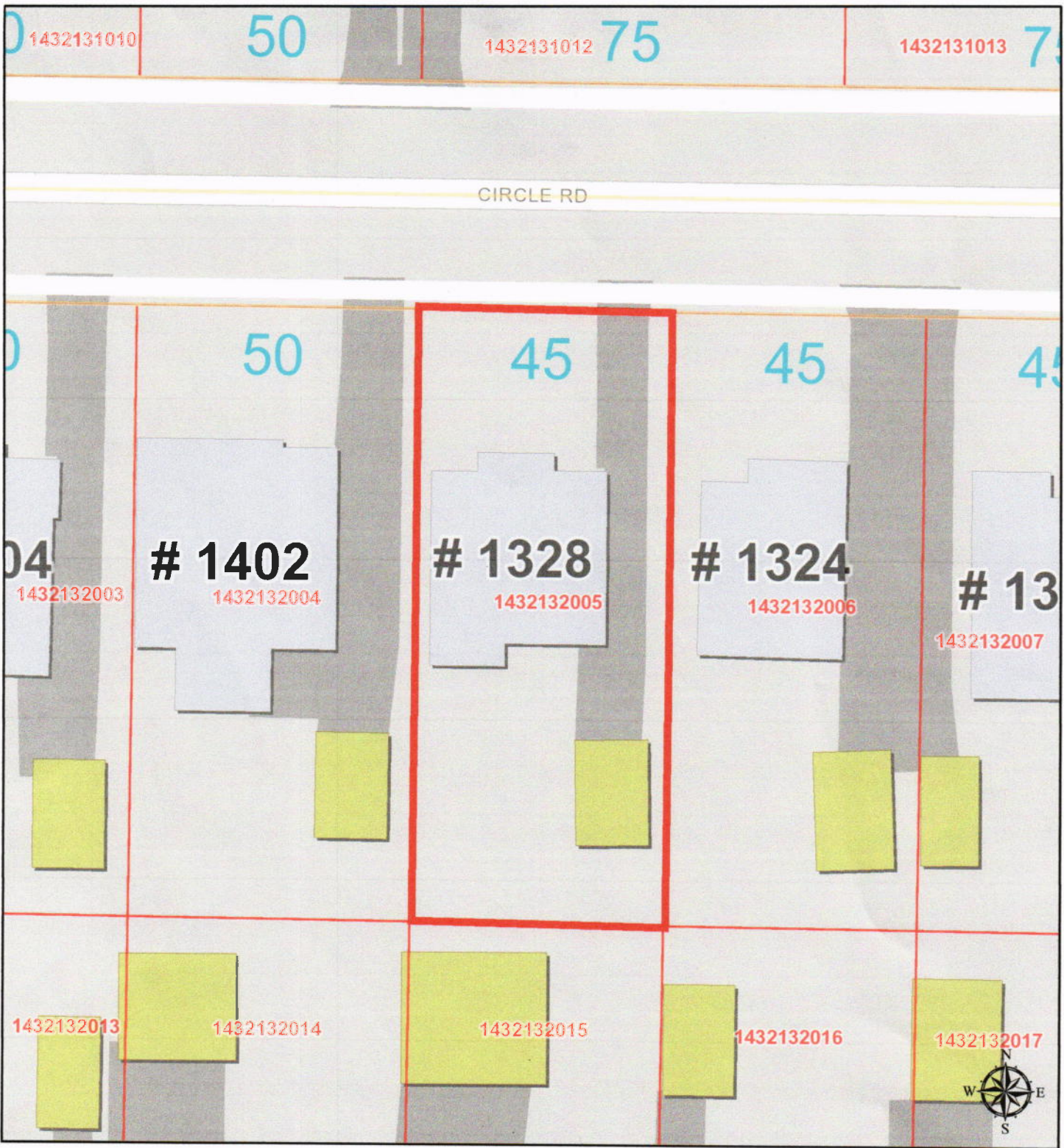


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Map Scale
1 inch = 21 feet
3/7/2019



1328 Circle Road



1 inch = 25 feet



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