



AGENDA

**Carbondale Planning Commission
February 7, 2018
City Hall / Civic Center
200 South Illinois Avenue, Room 108
6:00 p.m.**

1. Call to Order and Roll Call

2. Approval of Minutes: Minutes of November 29, 2017

3. Citizen Comments and Questions

4. Report of Officers, Committees, Communications

None

5. Public Hearings

PC 18-11- Help at Home, LLC, is requesting a Special Use Permit for a Group Home I in an R-1-8, Low Density Residential, Zoning District at 615 South Terrace Drive.

6. Old Business

None

7. New Business

A. Neighborhood Outreach Committee Discussion

B. City Council Agenda from January 23, 2018.

8. Adjournment



MINUTES

Carbondale Planning Commission
Wednesday, January 10, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

Dr. LeBeau called the meeting to order at 6:03 p.m.

Members Present: Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, Litecky and Bradshaw (ex-officio)

Members Absent: None

Staff Present: Taylor and Brightharp

1. Old Business:

Mr. Taylor stated that the Election of Officers committee had met and Mr. Love announced the committee's nomination of officers to be Ms. Litecky as chair, Mr. Sheffer as 1st Vice Chair and Dr. Burnside as 2nd Vice Chair.

Dr. LeBeau moved to approve the nomination of officers, seconded by Mr. Henson.

The motion to approve passed with a unanimous voice vote.

2. Approval of Minutes:

Mr. Love moved, seconded by Dr. Burnside, to approve the minutes for November 29, 2017.

The motion to approve the minutes passed with a unanimous voice vote.

There was a mistake at the end of the minutes to change Dr. LeBeau as adjourning the meeting not Ms. Litecky.

3. Citizen Comments or Questions

There were none

4. Report of Officers, Committees, Communications

There were none

5. Public Hearings

PC 18-10, 6:07 pm- Dr. Ahmed Tariq is requesting a Special Use Permit for a Group Home II located in the 1100 block of East Rendleman Avenue within an R-2, Medium Density Residential, District.

Ms. Litecky declared Public Hearing PC 18-10 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Megan Brightharp, Planner for the City of Carbondale, to present the staff report.

Ms. Brightharp was sworn in and read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Ms. Litecky asked if they would have to do any storm water retention. Mr. Taylor stated that they would have to do storm water retention because the code requires such for new construction.

Ms. Litecky asked if the applicant was present and wished to speak.

Dr. Ahmed Tariq came forward and stated that this location was picked because of its central location within the city and that it has access to many surrounding businesses and facilities for those that would live at the location. Dr. Tariq also stated that he felt this facility would help with the neighborhood that surrounds that location and enhance the environment. Dr. Tariq also stated that they would make the entrance to the facility between Dogwood and the gas station so it would not cause issues with traffic. He also spoke about the safety of the residents at the facility by putting up fencing and adding security cameras.

Ms. Litecky asked if there were any questions of the applicant.

Dr. Hamilton asked for more information regarding the type of individuals that would be using the facility, such as age group, types of disabilities they might have, etc. Dr. Tariq stated that it would be anyone above the age of 55 and that there would be staff there 24 hours. Dr. Tariq also spoke about the need for these types of facilities because people do not always have a means to afford more expensive facilities. He is looking to make a nice and affordable place for people to spend their old age and not have to worry about finances. He shared some personal experiences with older members of his own family.

Dr. Hamilton also questioned the medications that these types of individuals might need and administering the medications. He also wanted to know about the transportation of the residents. Dr. Tariq stated that he planned to hire nursing and medical staff to administer

medications as needed. He also plans to have an office on site so he can see the residents as they need medical assistance. Dr. Tariq also stated that he planned to purchase a vehicle for the facility to transport residents to different locations as needed.

Ms. Litecky asked if there was any State oversight of the facility. Dr. Tariq stated that there would be a staff member that would have to be state certified and go through training.

Ms. Litecky asked if anyone wished to speak in favor.

There was no one.

Ms. Litecky asked if anyone wished to speak in opposition.

Mr. Taylor stated that he had received a letter in opposition from Evelyn Aiden because of the traffic congestion that it might cause on Walnut and it could cause disturbance in a quiet neighborhood.

Ryan Watkins of 1137 East Rendlemen came forward to speak in opposition. Mr. Watkins stated that he and his neighbors had signed a petition against putting an assisted living facility in their neighborhood. Mr. Watkins stated that he had since spoken with Dr. Tariq and many of his concerns had been addressed but he still wished to speak for his neighbors. He then read a letter that he had sent to Dr. Tariq and there was then discussion about the letter, items in the letter included safety concerns, traffic concerns, medical care for the residents, and the noise of construction of the facility. The main concern seemed to be the increase of traffic in the residential neighborhood. He decided not to turn in the petition that he and his neighbors had signed because most of his concerns had been addressed.

Ms. Litecky asked Ms. Brightharp to read the analysis.

Ms. Brightharp read Parts C and D of the staff report for PC 18-10, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

There were none.

Ms. Litecky asked if there were questions from anyone to anyone.

Dr. LeBeau asked what would happen with the abandoned gas station located near this property. Ms. Brightharp stated that there is a family that owns it and is currently renovating it to reopen after the winter season.

Mr. Henson asked if there would be any semi traffic at this location. Mr. Watkins spoke about this concern and stated that the concrete median is the main concern as was the traffic on Walnut Street.

Dr. Hamilton asked if the police department had been involved in the past about the residence that Mr. Watkins spoke about. Mr. Taylor stated that to his understanding the police have been called out to that location in the past. Mr. Taylor also spoke about some of these concerns about traffic might be better addressed when a site plan is submitted by Dr. Tariq.

Ms. Litecky asked about the street width requirements for emergency vehicles to access the facility. Gail White of White and Borgognoni Architects came forward to speak, he stated that he had been working with Dr. Tariq on plans for the facility. He stated that the exact measurements would have to be discussed with the City Planning and Engineering Departments but he gave rough estimates of the space that is needed for these types of vehicles.

Ms. Litecky declared PC 18-10 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A and B of the staff report for PC 18-10, the applicant was present, one letter was presented in opposition, no one spoke in favor and one spoke in opposition, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved to vote on the seven criteria as one, seconded by Mr. Love.

The motion was passed with a voice vote, but Dr. Hamilton was opposed.

Mr. Sheffer moved that the seven criteria had been met in PC 18-10, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 7 (Miller, LeBeau, Sheffer, Henson, Burnside, Love, Lilly)

No – 2 (Hamilton and Litecky)

Mr. Sheffer moved that the Commission recommend approval of the special use permit and send PC 18-10 to City Council, seconded by Dr. Burnside.

Roll Call Vote:

Yes – 9 (Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval of PC 18-10 and that the item would be on the City Council agenda for discussion at their meeting on January 23, 2018.

6. New Business

A. City Council Agenda from December 19, 2017 and January 9, 2018.

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

7. Adjournment

Ms. Litecky adjourned the meeting at 6:51 p.m.



200 South Illinois Avenue
P.O. Box 2047
Carbondale, Illinois 62902-2047
Telephone: 618-549-5302
Fax: 618-457-3283
www.ci.carbondale.il.us

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Travis Taylor, AICP, Senior Planner *TF*

RE: PC 18-11, Help at Home, LLC, is requesting a Special Use Permit for a Group Home I located 615 South Terrace Drive within an R-1-8, Low Density Residential, District.

DATE: January 30, 2018

(Planning Commission Public Hearing on February 7, 2018, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Help at Home, LLC
630 East Walnut Street, Suite B
Carbondale, IL 62901
2. Requested Action and Background: The applicant is requesting a Special Use Permit to allow for the conversion of an existing single family home into a Group Home I at 615 South Terrace Drive (Please Refer to Exhibit A: Applicant's Brief). A Group Home I is defined as a home for no more than eight service-dependent people and a maximum of two live-in staff. The applicant is proposing to operate a Community Integrated Living Arrangement (CILA) with an occupancy of three individuals and a maximum of two staff persons.

The property is currently zoned R-1-8, Low Density Residential, and allows the Group Home I land use to be permitted administratively provided it meets the following occupancy requirements (Tile 15-6.4.1.D):

1. The home is licensed by an agency of the State;
2. The building in which the group home is located is more than eight hundred feet (800') from any other building containing a group home; and
3. The group home meets the regular criteria established for the issuance of occupancy permits.

Should any proposed Group Home I, not meet any of these requirements, a Special Use Permit may be applied for to permit the home. As the proposed location at 615 South Terrace Drive is located approximately 275' from another group home at 606 South Terrace Drive, the proposed location does not meet the 800' spacing requirement and therefore requires a Special Use Permit prior to occupancy being permitted. The 606 South Terrace Drive location is currently operated by Neurorestorative as an Illinois Department of Children and Family Services (IDCFS) licensed group home for five individuals under the age of 18.

Staff originally became aware that the applicant was intending to purchase the property in November once being contacted by the applicant's realtor. At that time, Planning and Development Management staff notified the applicant's realtor that this location was within the 800' spacing requirement and, therefore, would require a Special Use Permit prior to occupancy (Please refer to Exhibit B: Initial Correspondence).

The applicant has attested that, while the sale has been completed, this information was never shared with the applicant, leading to the purchase of the property and their beginning the process to seek approvals from the state of Illinois for their CILA licensure, without the necessary approvals from the City of Carbondale. One aspect of this process included securing a certificate of compliance with the Office of Fire Marshall's Life Safety Code which required an inspection by the City's Building Inspector and Fire Inspector. At the time this inspection was completed, Planning staff became aware that the applicant was seeking occupancy and notified them directly of the need for a Special Use Permit prior to the issuance of any Life Safety Code or occupancy clearances. Upon notification, the applicant quickly submitted the necessary application.

3. Number of Notices Sent to Owners within 250 feet: Thirty Five (35) notices were sent to property owners located within 250 feet of the subject property.
4. Size and Location: The subject property is located at 615 South Terrace Drive and measures approximately 76' x 130', totaling approximately 9,880 square feet. (Please refer to Exhibit C: Photos of the Subject Property).
5. Existing Zoning: The subject property is currently zoned R-1-8, Low Density Residential, as is land completely surrounding the property. (Please refer to Exhibit D: Existing Zoning).
7. Existing Land Use: The subject property currently houses an unoccupied single-family residence. Properties immediately surrounding the property to the north, south, east, and west are being utilized as single family dwellings. Property northwest of the property located at 606 South Terrace Drive is currently utilized as an IDCFS licensed group home. (Please refer to Exhibit E: Existing Land Use).
8. Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Plan designates the subject property and surrounding property to the north, south, east, and west as Neighborhood Conservation (Please refer to Exhibit F: 2010 Comprehensive Plan Future

Land Use).

9. Zoning History: The subject property was originally zoned R-1-8, Low Density Residential, with the adoption of the 1974 zoning ordinance.

10. Applicable Regulations:

Statement of Intent of Existing Zoning District:

§15.2.11.1. R-1 Low Density Residential District

Statement of Intent: This district is established to provide areas for single-unit residential purposes, and to provide maximum protection from the encroachment of other types of uses which are not appropriate to low density residential areas. Other reasons for the establishment of these districts are: to maintain a quiet atmosphere within the districts; to discourage incompatible uses within the district. Care has been taken and shall be taken in the delineation and expansion of these districts to assure that adequate public water is available and that individual sewage disposal systems will not be required. Four such districts are established with varying lot sizes and densities (R-1-15, R-1-12, R-1-8, R-1-5).

Special Uses:

Sec. 15-6.8.1: Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this Chapter, it shall be considered a lawful special use.

Sec. 15-6.8.2.C: Procedures

- C.1 Hearing: A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:
- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
 - (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
 - (c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;
 - (d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
 - (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

- C.2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.
(Please refer to the Zoning Ordinance for additional zoning district regulations.)

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: The subject property has access to a six inch (6") City of Carbondale water line running along South Terrace Drive.

Sanitary Sewer: The subject property has access to an eight inch (8") City of Carbondale sanitary sewer line running along South Terrace Drive.

Storm Sewer: Storm water is handled via curbs and gutters and storm inlets along South Terrace Drive.

2. Public Services: The subject property is located within Carbondale City Limits and is served by the City of Carbondale Police and Fire Departments.
3. Traffic Counts: The Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

	<u>Average Daily Traffic</u>
South Terrace Drive	175 ADT

4. Correspondence Received: As of the writing of this report, staff has received two phone calls asking general questions and one phone call expressing opposition regarding this request.

PART C. ANALYSIS

The applicant, Help at Home, LLC, is requesting a Special Use Permit to allow for a Group Home I in an R-1-8, Low Density Residential, zoning district.

The following are staff's responses to the seven criteria for granting a special use (Section 15-6.8.2.C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

It is staff's opinion that the proposed special use of a Group Home I will not promote an environment of sustained desirability and stability, nor will it be in harmony with the character of the surrounding neighborhood. Allowing two, multi-family residential uses so close together within a low density residential neighborhood will, by the very nature of their use, not be in harmony with the character of the single family neighborhood. Multi-family uses, like the ones which would be in place should the Special Use Permit be granted, will create a residential density within a low density district which the City has directed to the City's medium density and high density residential zoning districts.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

It is staff's opinion that the proposed use will not be detrimental to or endanger the public health, safety, or general welfare. While multi-family, the residential nature of this use should not pose any danger to surrounding properties.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

It is staff's opinion that the proposed use has the possibility to impair the use and enjoyment of other property in the neighborhood. Beyond normal traffic flow of the residents, neighbors will also experience an increased traffic flow of staff which will work at the location. These staff persons will often come and go at odd hours which will extend beyond the normal traffic hours along a residential street in a single family neighborhood. This has the potential to disrupt the normal use and enjoyment of property in the immediate vicinity.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

It is staff's opinion that the establishment of the Group Home at this location will not impede upon the normal development and improvement of surrounding property in the district. While designated as a group home, the primary use and appearance of the property will remain residential in nature and should continue to fit the aesthetic of the built-out environment within the surrounding neighborhood.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

Adequate utilities, access roads, and drainage are currently in place serving the site and other residential uses in the area. It is staff's opinion that these will be adequate for the proposed use.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The current infrastructure in place for the home should provide for adequate ingress, egress, and parking for the proposed use. Traffic congestion as a result of the proposed use, would theoretically be no more than that of a typical residential use. As explained to staff, occupants of the residence will be able to drive to work, shop, and seek entertainment in the same way any other resident or family residing at that property would. It staff's opinion that resulting traffic changes would not cause any more congestion than that of another residential use at the same property.

Should each occupant own and operate a vehicle, there may be an increase in vehicles parked at the property. This may cause some on-street parking. However, staff notes that the current parking area should allow for parking to four vehicles and should help to alleviate any congestion the additional vehicles could cause.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The R-1-8 District allows a Group Home I with the issuance of a Special Use Permit. Granting the special use would conform to all requirements of this section.

ADDITIONAL ANALYSIS

The applicant is requesting a Special Use Permit for a Group Home I in an R-1-8, Low Density Residential, District which does not meet the minimum spacing requirements between group homes. The applicant is making this request to allow for the conversion of the subject property at 615 South Terrace Drive from a single family home to a group home housing three service-dependent individuals and up to a maximum of two staff persons.

The City of Carbondale defines a Group Home as a single dwelling unit where supervision, food, lodging or other services are provided to a "service dependent population" as herein defined, living together in a single housekeeping unit, consisting of basic group of members of a service dependent population and additional staff persons provided by a sponsoring agency, either living with the residence on a 24 hour basis, or present whenever residents with disabilities are present at the dwelling (Title 15 11.4).

As mentioned, the City administratively permit uses of this type within residential neighborhoods, provided they meet all occupancy, spacing, and licensing requirements. As this location does not meet the spacing requirements, Planning staff is unable to administratively issue the permit until a Special Use Permit is granted by the Carbondale City Council. This spacing requirement states that all Group Home I uses must be at least 800' from each other when located within a low density residential neighborhood. This requirement was originally codified by the City with the adoption of Ordinance No. 90-127 on December 18, 1990, which amended the City's zoning code to allow group homes within low density residential districts, provided they met certain requirements (PC 90-31).

The City adopted this requirement in response to the Illinois Community Residence Location

Planning Act of 1989 (PA 86-638) which required home rule municipalities to develop a plan indicating measures that would be taken to assure adequate sites would be made available for group homes in areas otherwise zoned for single family residential use. This act was preceded by amendments made to the Fair Housing Act in 1988 which provided further protection for people with disabilities.

The City's plan and resulting text amendment put in place the City's requirement that Group Homes serving no more than eight service-dependent people be located no less than 800' from each other. Spacing requirements for group homes are rather common in these types of regulations. In fact, at the recommendation of legal staff, City staff loosely based this spacing requirement on the average Carbondale city block. At that time, legal staff had advised that basing the spacing on city block length was a practice which could be upheld if challenged.

At face value, the spacing requirement seems to be an attempt by communities to control certain populations within the community. In actuality, this spacing requirement can be seen as a crux which helps uphold the driving theory which moved the treatment of service-dependent populations out of institutions and into neighborhoods. This theory, referred to as normalization theory, is predicated on the fact that these members of society have basic human needs and rights, one of which being the right to become a member of the community. Spacing requirements push forward this idea by prohibiting the clustering of group homes. Clustering group homes will, in essence, create a neighborhood of group homes and defeat the purpose of moving these populations out of institutions and into neighborhoods.

So the question remains, "If spacing these homes is so important to the actual purpose and intent to integrate these populations into the community, why, in cases where they may not meet the spacing requirement, would the City even consider to allow them via Special Use Permit?" Staff's review of minutes and records from the many Planning Commission meetings focusing on this issue sheds some light on their reasoning. At these meetings, it was largely agreed that spacing less than 800' may be appropriate in situations where the group homes are clearly within two distinctly different neighborhoods. One example mentioned, was that of a case where two group homes were within 800' of each other, but separated by a major thoroughfare and therefore a part of two, separate neighborhoods. In these cases, the residents of the homes would be able to be located closer than the required spacing limits but still remain integrated into the community.

A quick review of Special Use Permit requests since the adoption of the spacing requirement finds that four Special Use Permits for Group Homes have been approved since 1990. Two permits were approved for two Group Home II land uses (PC 95-17 & PC 18-10), one approved a Group Home I in a Rural Residential Zoning district which met the spacing requirement but was unlicensed (PC 95-17), and one Group Home I was approved which did not meet the minimum 800' spacing requirement (PC 04-26). This case, PC 04-26, involved a Group Home I proposed at 625 Rigdon Street which is located 350' from another group home at 601 Owen Street. In the staff report, Staff proposed that the location of the two homes being on separate blocks and fronting separate streets, should fulfill the intent of the code to prevent the clustering of group homes. Staff concluded that this, coupled with the large lot size of the proposed group home, would not be detrimental to the low density residential character of the neighborhood.

This Group Home was ultimately approved by City Council.

Staff believes it is important to note that the City's spacing requirements do reflect similar requirements established by the State of Illinois. The Illinois Department of Human Services requires a minimum of 800' between licensed CILA group homes. However, this spacing does not apply to IDCFS licensed group homes, which is the category of the home located at 606 South Terrace Avenue. Unlike the State, the City lumps both IDCFS licensed group homes and IDHS licensed CILA homes together under the same definition. This means that, unlike the state requirements, any Group Home I located within a residential district must meet the minimum 800' setback from all other group homes, regardless of population served.

Overall, it is Staff's opinion that a Group Home I at this location may not be in the best interest of the population it serves nor the residential neighborhood in which it is located. Unlike PC 04-26, which lead to the approval of a group home located within 350' of another group home, this proposed location is clearly within the same defined neighborhood. Both group homes would front the same street and be separated by only four houses. The Planning Commission should note that it is not staff's opinion that a Group Home I should not be located within a residential neighborhood, but rather that this particular location may not be suitable for a Group Home.

Should the Planning Commission wish to approve the request, Staff would recommend that they consider some additional conditions on the Special Use Permit. Such conditions may include a limit on the total number of occupants, in an attempt to control the residential density of the area. While only three occupants are proposed, the definition of a Group Home I would allow up to eight occupants, plus a maximum of two live-in staff. With both homes, this has the potential to result in up to 20 additional occupants and staff residing/working between two homes in this single-family residential neighborhood. Controlling the occupancy of the home may help in controlling the density and resulting character of the neighborhood, thereby helping to alleviate any negative impacts on nearby property owners and still meeting the intent of the spacing requirement which limits the clustering of service-dependent individuals.

PART C. RECOMMENDATION

Based on the above analysis, staff recommends denial of PC 18-11.

Exhibit A: Applicant's Brief

To whom this may concern:

Help at Home LLC is a home care agency committed to enhancing the quality of life for our clients.

Help at Home is planning to move 3 or fewer people with a developmental disability live together in a residential home (CILA) as required by Illinois Department of Human Services.

The Mission of Help at Home, LLC, is to create a system of care for individuals with disabilities that provide:

1. Supporting individuals for living in the community
2. Supports for attaining independence
3. Opportunities for achieving personal goals.

Individuals living in a CILA experience being able to enjoy living, working and a feeling of belonging into an integrated community setting.

Exhibit B: Initial Correspondence

Travis Taylor

From: [REDACTED]
Sent: Tuesday, January 16, 2018 8:24 AM
To: 'Travis Taylor'
Subject: FW: Zoning Inquiry
Attachments: Carbondale Revised Code - Group Homes in R-1 Districts.pdf; Carbondale Revised Code - Special Use Review.pdf

From: [REDACTED]
Sent: Wednesday, November 08, 2017 9:18 AM
To: [REDACTED]
Subject: Zoning Inquiry

Good Afternoon Ms. Lence,

Thank you for your inquiry regarding the zoning of the properties located at 1710 West Colonial Drive and 615 South Terrace Drive. Both of these properties are zoned R-1-8: Low Density Residential. I have attached excerpts from the Carbondale Revised Code that pertain to this district as well as information about group homes given our conversation about your client's needs.

The property located at 1710 West Colonial Drive is located such that a Group Home I would be permitted at this address provided that it adheres to the requirements for an administrative occupancy permit as outlined in Title 15.6.4.1.D of the City Code. The property located at 615 South Terrace Drive is approximately 275'-0" from another property that is currently being utilized as a group home and, as such, would require a Special Use Permit in order to be used in this fashion. I have also attached the procedures for obtaining a Special Use Permit to this email for your information and can provide you with the form required to apply for a Special Use Permit if desired. Please feel welcome to contact us with any additional questions you may have.

Sincerely,

Sarah Lawrence
Planner

Planning and Development Management
City of Carbondale
200 S. Illinois Ave.
Carbondale, IL 62902

P: 618.457.3257
F: 618.457.3289
www.explorecarbondale.com

Exhibit C: Photos of Subject Property



View of Subject Property facing east across South Terrace Drive



View west across South Terrace Drive

Exhibit C: Photos of Subject Property



View facing north along South Terrace Drive



View facing south along South Terrace Drive

Exhibit D: Existing Zoning

Planning Commission Case PC 18-11



R-1-8

South Emerald Lane

R-1-8

South Terrace Drive

South Surrey Lane

South Wedgewood Lane

R-1-8

West Freeman Street

Public Hearing Date & Time

February 7, 2018
6:00 p.m.

Case Description

Help at Home, LLC is requesting a Special Use Permit for a Group Home I in an R-1-8 district at 615 South Terrace Drive

Zoning Classifications

R-1-8 Low Density Residential

Legend

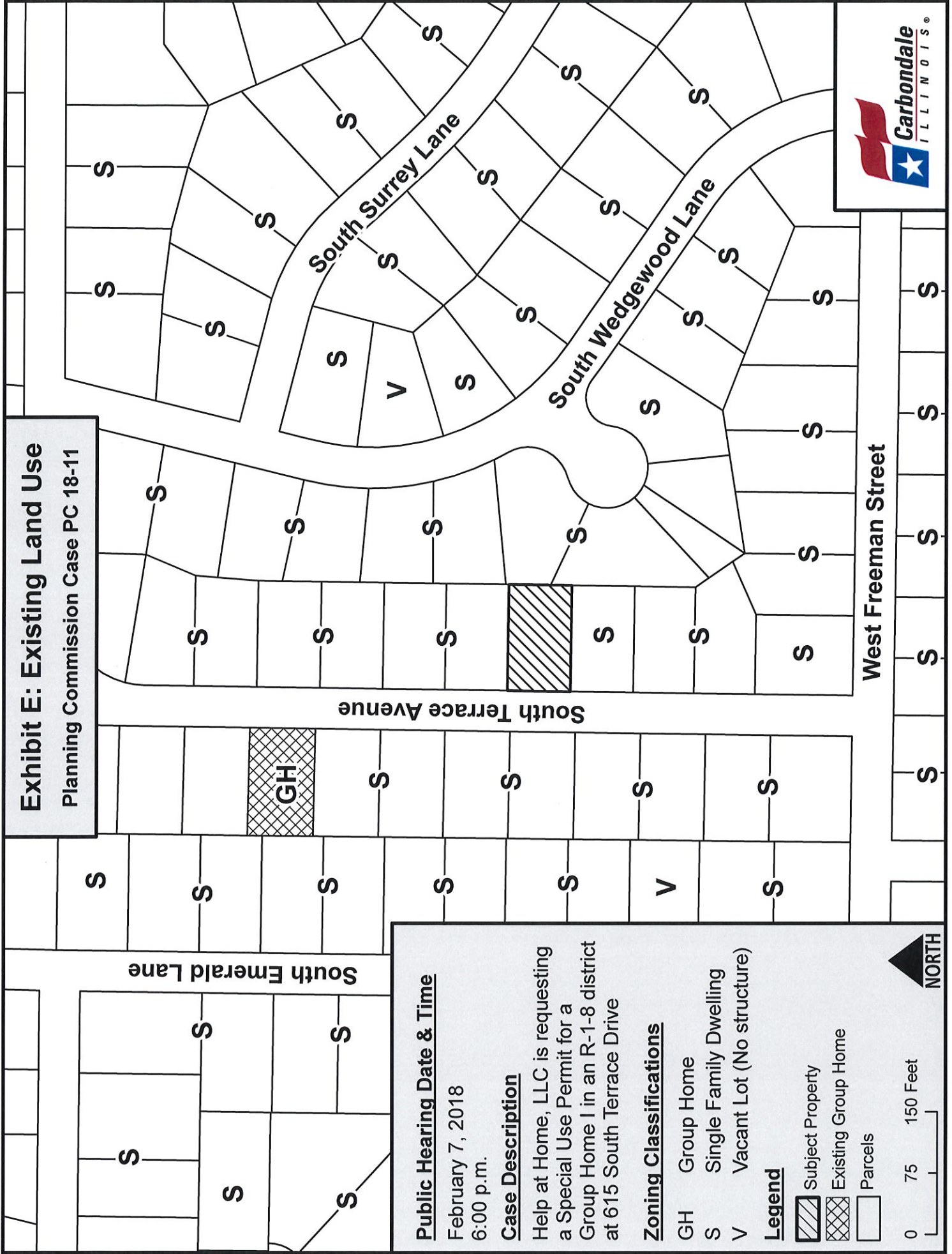
- Subject Property
- Existing Group Home
- Parcels

0 75 150 Feet



Exhibit E: Existing Land Use

Planning Commission Case PC 18-11



Public Hearing Date & Time

February 7, 2018
6:00 p.m.

Case Description

Help at Home, LLC is requesting a Special Use Permit for a Group Home I in an R-1-8 district at 615 South Terrace Drive

Zoning Classifications

- GH Group Home
- S Single Family Dwelling
- V Vacant Lot (No structure)

Legend

- Subject Property
- Existing Group Home
- Parcels

0 75 150 Feet



Exhibit F: Future Land Use

Planning Commission Case PC 18-11

Neighborhood-Conservation

South Terrace Drive

South Surrey Lane

South Wedgewood Lane

Neighborhood Conservation

West Freeman Street



Public Hearing Date & Time

February 7, 2018
6:00 p.m.

Case Description

Help at Home, LLC is requesting a Special Use Permit for a Group Home I in an R-1-8 district at 615 South Terrace Drive

Legend

- Subject Property
- Existing Group Home
- Parcels

0 75 150 Feet

