



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: January 3, 2019

CASE NO: PZ 19-1

REQUEST: Hold Public Hearing and forward a recommendation to City Council on the request of Charles Gabbert and Head Start Learning to obtain a Special Use in a Class O-1 (Arterial Office) District for a Preschool for the property located at 3406 N Rochelle Lane (Parcel Identification No. 13-25-427-011), Peoria IL. (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for a Preschool. The property is developed with a single story 5,100 sq. ft. building. The preschool will operate as the Early Learning/Head Start program with capacity for 51 students and 10 staff. The facility will provide three classrooms and an outdoor play area enclosed with a fence to serve children ages 3 to 5 years who live in the surrounding neighborhoods. The proposed use is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	14 spaces plus 1 handicap accessible space.	None	In compliance
Mechanical & Utility Screening	None proposed.	None	Three ground A/C units and an electrical utility box must be screened.
Landscaping	Existing trees are located in the front yards of Rochelle Ln and Richwoods Blvd and at the rear of the property.	None	In compliance
Refuse Screening	Garbage enclosure located in the parking lot.	None	Must be screened with a four-sided, solid, six to seven foot tall enclosure with a gate for access.
Signs	Two – 15 sq. ft. freestanding signs utilizing existing sign posts located in the front yard of Rochelle Ln. Signs are approximately 100 feet apart.	None	Signs cannot exceed 70 sq. ft. in size, 5 ft. in height, and must be at least 150 ft. apart.
Exterior Lighting	Front yard lights	None	In compliance
Building Setbacks	Existing building setbacks: Rochelle front yard = 50 feet Richwoods front yard = 105 feet Side yard = 15 feet Rear yard = 30 feet	None	In compliance
Building Height	Single Story – 16 feet	None	In compliance

BACKGROUND

Property Characteristics

The subject property contains 0.75 acres of land and is developed with a single story building. The property is zoned Class O-1 (Arterial Office) and surrounded by Class O-1 (Arterial Office) zoning to the north, R-7 (Multi-Family Residential) zoning to the east, R-6 (Multi-Family Residential) zoning to the west, and R-3 (Single Family Residential) zoning to the south.

History

The property was originally developed in the early 1970's as a nursing home.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	A (One Family Dwelling)
1963 - 1990	C1 (Commercial-Residential)
1990 - Present	O1 (Arterial Office)

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	Screen mechanical units and garbage dumpsters
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 with the following conditions:

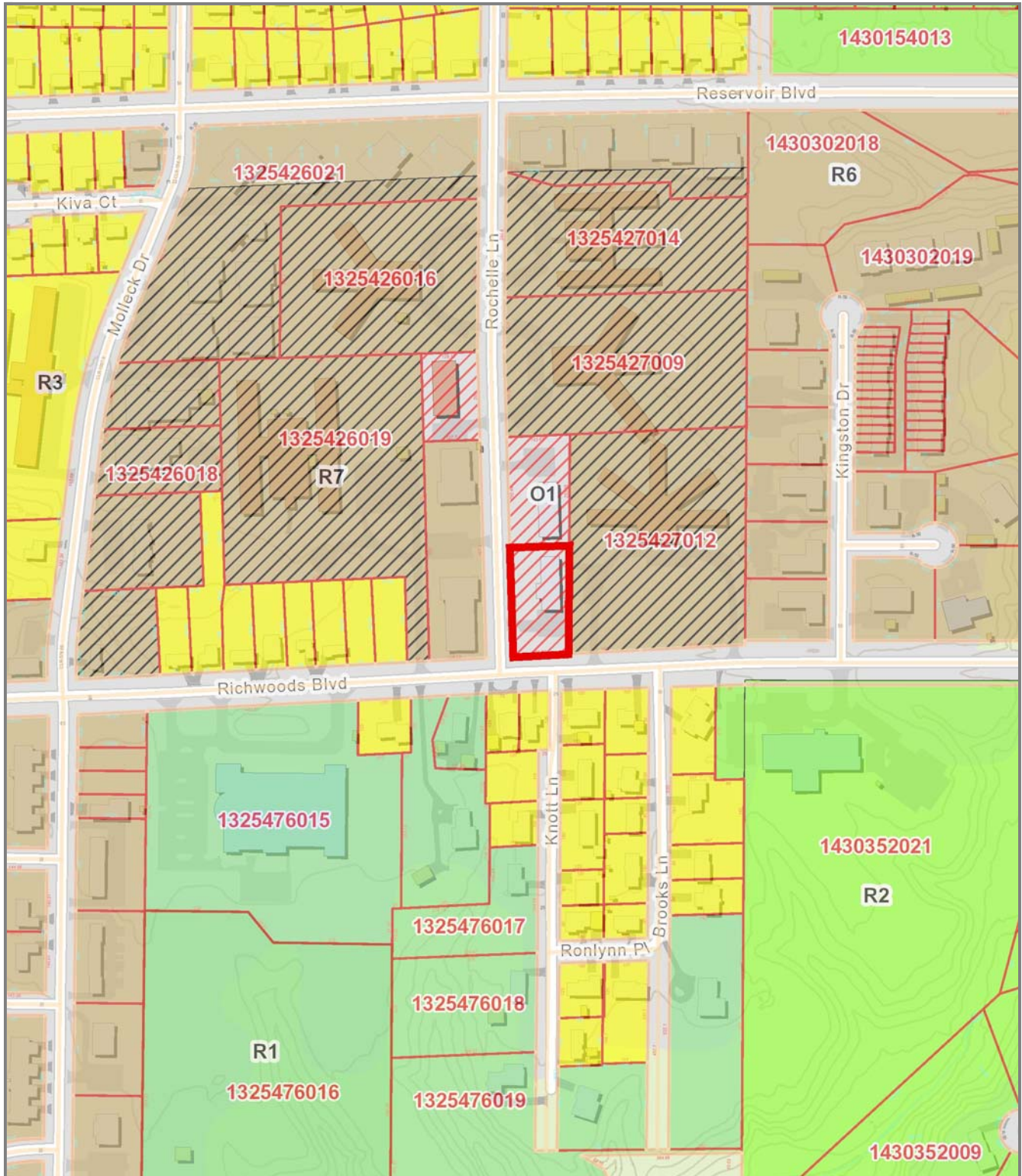
- 1) Screen A/C units and utility box (located at rear corner of building) from view of the public right-of-way and residentially zoned properties.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) A separate sign permit is required for all proposed signs.
- 4) Any Daycare use shall follow Chapter 17 of the NFPA 101 Life Safety Code 2000 edition and the International Fire Code 2012 edition.
- 5) Submit to the Peoria Fire Department design plans, spec sheets and application for fire alarm system review and permit.

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. Elevations and/or Renderings
5. Photos

3406 N Rochelle Lane



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 = 333 feet
12/17/2018



3406 N Rochelle Lane



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Map Scale
1 inch = 42 feet
 12/17/2018



ROCHELLE LN

1325427010

134.99

500

#3406

1325427011

250

246.59

.0'99

Total: 134.6 Feet

68.6'

126.59

N Rochelle Ln

N Rochelle Ln

N Rochelle Ln

3406 North Rochelle Lane

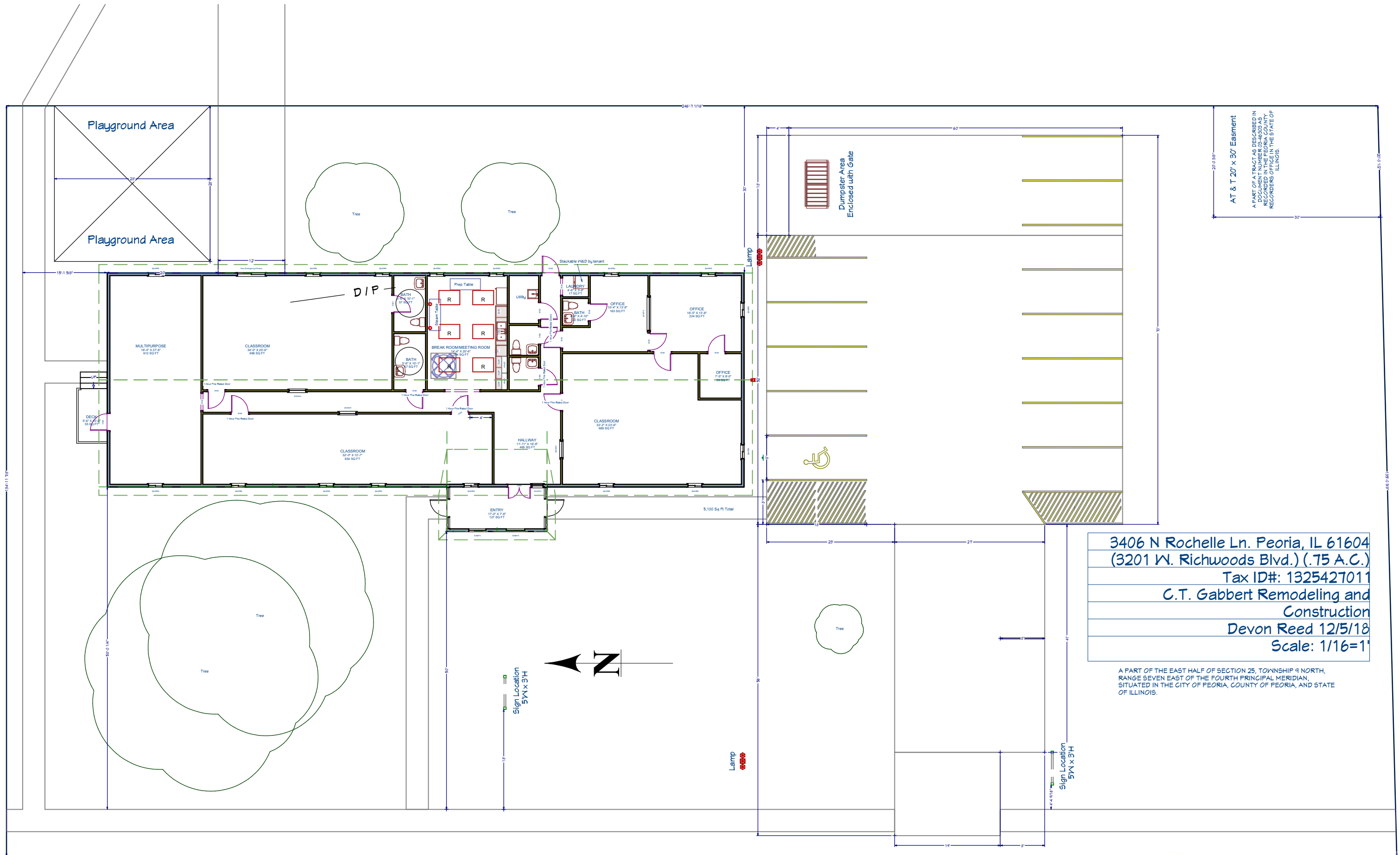
Google











AT & T 20' x 30' Easement
 A PART OF A TRACT AS DESCRIBED IN
 RECORD NUMBER 034435 AS
 BEING RECORDED IN THE OFFICE OF
 RECORDS OFFICE IN THE STATE OF
 ILLINOIS.

3406 N Rochelle Ln. Peoria, IL 61604
 (3201 W. Richwoods Blvd.) (.75 A.C.)
 Tax ID#: 132542701
 C.T. Gabbert Remodeling and
 Construction
 Devon Reed 12/5/18
 Scale: 1/16=1'

A PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 9 NORTH,
 RANGE SEVEN EAST OF THE FOURTH PRINCIPAL MERIDIAN,
 SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE
 OF ILLINOIS.

















12/5/2018

Fw: Rochelle - devon@ctgabbert.com - Ctgabbert.com Mail

Special Use Permit

PCCEO Head Start has identified a new site located at 3201 N. Rochelle Avenue, Peoria IL 61604. Recent community assessments has shown a migration of families into this area of Peoria county. This site is located in the northwest area of the city and will serve eligible children from the 61604 and adjacent zip codes. PCCEO selected this location due to a lack of child care facilities in this part of Peoria city that provide service to 3 to 5-year-old children.

Specifically, this center will provide families access to Head Start services that are residence of Lexington Hills, Aspen Bluff, the Woodlands, and Pierson Hills.

This location has the capacity to provide enough space for three classrooms, kitchen, and office space for a Site Director. Further, this building has an indoor gross motor and dining area that would create an environment of community for families. It is also located directly on a public transportation bus route.

Dwight A. Lucas
Interim Head Start Director
309-671-3960
dlucas@pcceo.org

FAITH is taking the first step even when you don't see the whole staircase.
--Dr. Martin Luther King, Jr.