



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: September 3, 2020

CASE NO: PZ 20-19

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Laura Tobben of Farnsworth Group Inc., on behalf of Jim Burnham of Westminster Presbyterian Church to amend an existing Special Use Ordinance No.11,550, as amended, in a Class R-1 (Single Family Residential) District, for a Church to include a Day Care Center for the property located at 1420, 1504, 1508 W Moss Avenue and 425 N Malvern Ln (Parcel Identification Numbers 18-08-133-001, 18-08-176-009, 18-08-176-010, 18-08-176-011, 18-08-176-012, 18-08-176-015, and 18-08-176-016), Peoria, IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend an existing special use for church facilities to include a day care center use. The existing special use permits a church and affiliated accessory uses. The amendment would allow a day care center, independent of church operations and services. According to the petitioner, the Peoria Public Schools District 150 would operate the day care center, referred to as a Latchkey Program. The day care would operate Monday to Friday, 7 AM to 6 PM and use the fellowship hall and kitchen in the existing Parish Hall Building.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Building & Life Safety	N/A		Architectural drawings will be required for this use and must be reviewed and approved before occupancy.
Parking	113 standard parking spaces 6 accessible parking spaces		Accessible parking spaces must be identified with the proper signage. At least 5 accessible parking spaces are needed.
Access and Circulation	No change to existing conditions. Drop-off and Pick-up is primarily via bus. Existing drive aisles and parking lots are sufficient such that vehicle trips will not interfere with traffic pattern on Moss Avenue.		Bus and passenger vehicle trips and parking can be accommodated with existing conditions. Some parking spaces are undersized. Accessible parking spaces adjacent to the church building require accessible route. Replace deteriorated and non-ADA-compliant sidewalk and curb along property frontage.
Landscaping	No change to existing conditions which includes shade trees, shrubs, hedging throughout property		None
Signs	No sign is proposed for the day care center		None

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Exterior Lighting	No change to existing conditions		None
Screening	Existing dumpster enclosure to rear of property. No changes to mechanical equipment.		None

BACKGROUND

Property Characteristics

The subject property contains 4.33 acres and is currently developed as the Westminster Presbyterian Church facility. The property is zoned Class R-1 (Single-Family Residential) District. Surrounding zoning is Class R-1 (Single-Family Residential) and Class R-4 (Single-Family Residential) District. The Moss-High local historic district surrounds the property.

History

In 2001, Ordinance No 15,202 granted a special use in the R-1 (Single Family Residential) District to permit existing conditions for church facilities which includes the church, parish hall, and garage.

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R1 (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 nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Site improvements to parking and access routes are required.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Great Neighborhoods with Character	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following conditions:

1. Replace the non-ADA-compliant sidewalk and curb along Moss Avenue frontage.
2. Accessible parking spaces shall have an accessible route to the building entrance. Accessible parking spaces shall have markings and signs clearly visible pursuant to City of Peoria Code Appendix A, Section 8.1.5.E Handicapped Accessible Parking.

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

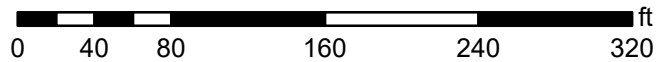
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photos-Existing Conditions

Zoning Moss Ave and Malvern Ln



1 inch = 100 feet

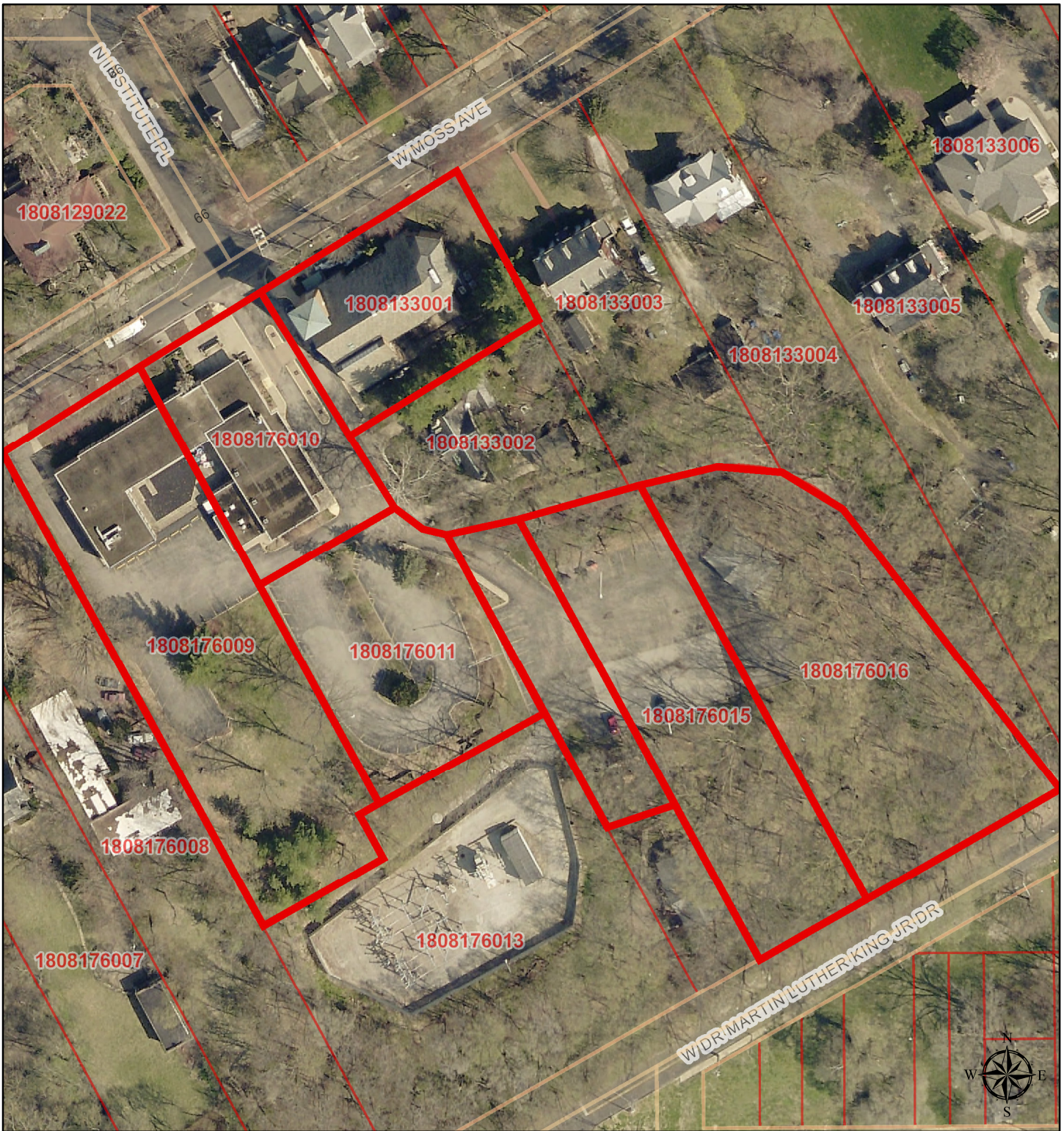


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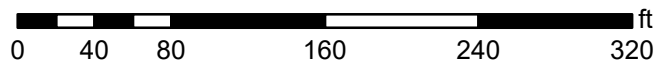
Peoria County, IL, HERE, USGS



Moss Ave and Malvern Ln



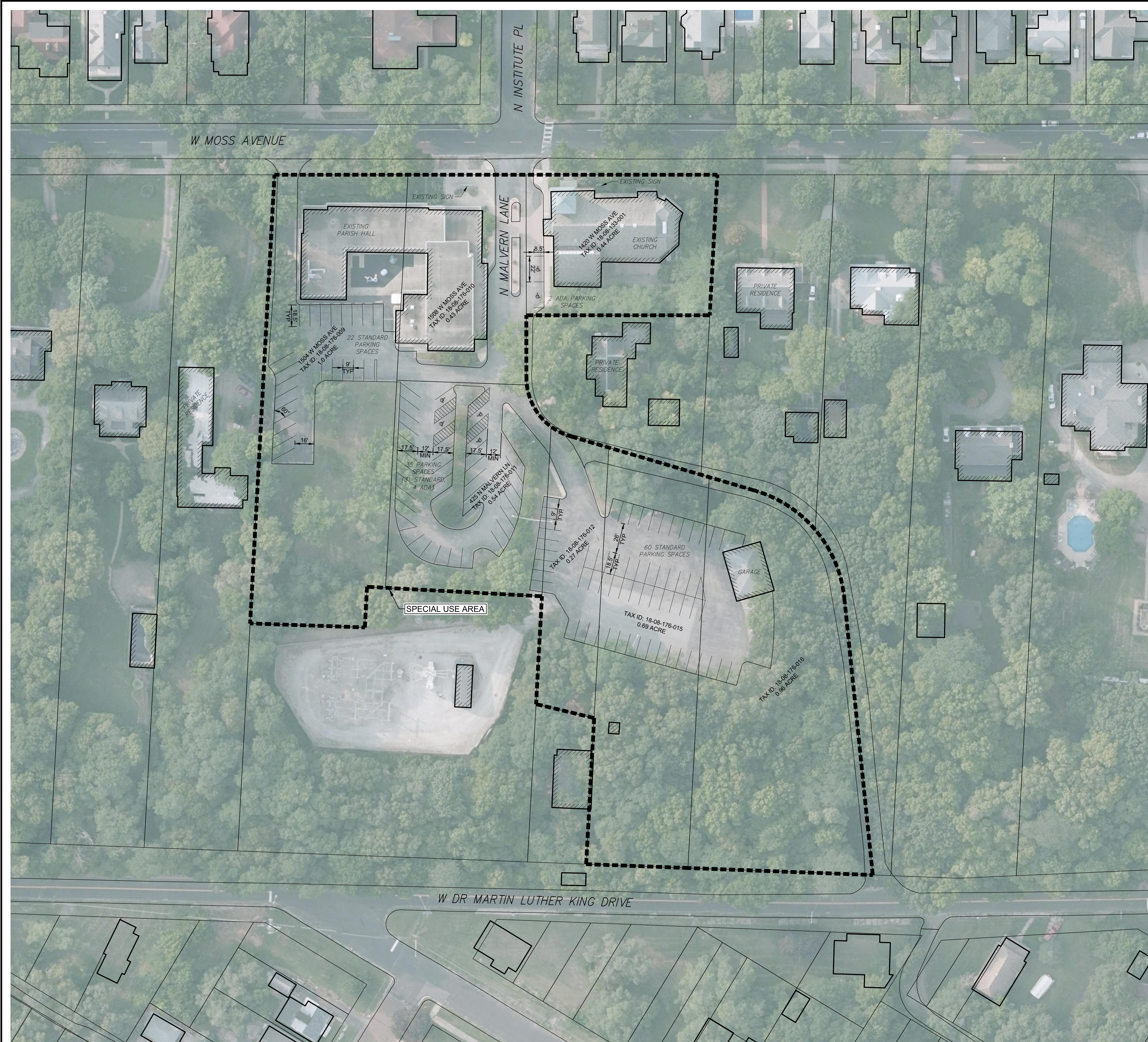
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1 SITE PLAN
SCALE: 1"=40'

LEGAL DESCRIPTION

NOTE: LEGAL DESCRIPTION WAS COPIED FROM PREVIOUS ORDINANCE 15,202. IT WAS NOT RE-WRITTEN BY FARNSWORTH GROUP.

ALL THAT PARTS OF LOTS NUMBERED 3 AND 4 IN EASTMAN'S SUBDIVISION OF A PART OF THE NW 1/4 SECTION 8, TOWNSHIP 8, NORTH RANGE 8, EAST OF THE 4TH P.M. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHEASTWARDLY ALONG THE SOUTHERLY LINE OF MOSS AVENUE 150' THENCE AT RIGHT ANGLES SOUTHEASTERLY 120' THENCE AT RIGHT ANGLES SOUTHWESTWARDLY PARALLEL TO MOSS AVENUE, 150' MORE OR LESS, TO THE NORTHWESTWARDLY ALONG SAID NORTHEASTLY LINE ON MALVERN LANE AND AT RIGHT ANGLES TO MOSS AVENUE, 120' TO THE PLACE OF BEGINNING, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.

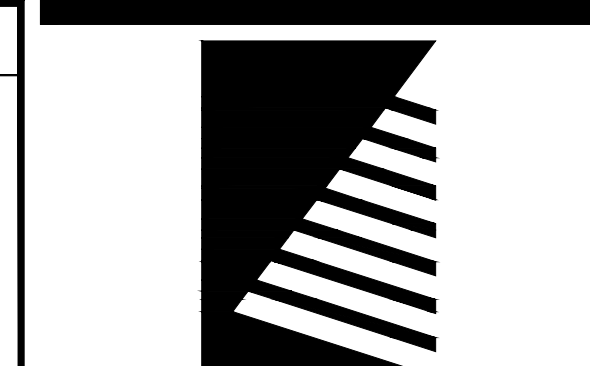
BEGINNING AT THE NORTH WESTERLY CORNER OF LOT 4, IN EASTMAN'S SUBDIVISION OF A PART OF THE NORTH WEST QUARTER OF SECTION 8, TOWNSHIP 8, NORTH OF RANGE 8, EAST OF THE 4TH P.M., THENCE RUNNING NORTH EASTERLY ALONG THE SOUTHERLY LINE OF MOSS AVENUE, ONE HUNDRED FIFTY FEET; THENCE AT RIGHT ANGLES SOUTH EASTERLY ONE HUNDRED FIFTEEN FEET; THENCE SOUTH WESTERLY PARALLEL TO MOSS AVENUE ONE HUNDRED FIFTY FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH WESTERLY ALONG SAID LOT LINE ONE HUNDRED FIFTEEN FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, TOGETHER WITH BUILDINGS THEREON.

A PART OF LOT FOUR (4) IN EASTMAN'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION EIGHT (8) TOWNSHIP EIGHT (8) NORTH RANGE EIGHT (8) EAST OF THE FOURTH P.M. CONTINUING AT A POINT ON THE EASTERLY LINE OF MALVERN LANE WHICH IS THE SOUTHWEST CORNER OF THIS PROPERTY NOW OWN AND OCCUPIED BY THE WESTMINSTER PRESBYTERIAN CHURCH; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID CHURCH LOT, TO THE SOUTHEAST CORNER OF SAID CHURCH LOT; THENCE AT RIGHT ANGLES IN A SOUTHEASTLY DIRECTION, FIVE (5) FEET; THENCE AT RIGHT ANGLES IN A WESTERLY DIRECTION AND PARALLEL TO THE SOUTHERLY LINE OF SAID CHURCH LOT, THE EASTERLY LINE OF MALVERN LANE; THENCE ALONG THE EASTERLY LINE OF MALVERN LANE FIVE (5) FEET MORE OR LESS TO THE PLACE OF BEGINNING.

ALL THAT PART OF LOT FIVE (5) IN PHELPS SUBDIVISION AND PARTS OF LOTS THREE (3) AND FOUR (4) IN EASTMAN'S SUBDIVISION, ALL IN THE NORTH WEST QUARTER OF SECTION EIGHT (8) TOWNSHIP EIGHT (8) NORTH RANGE EIGHT (8) EAST OF THE FOURTH (4) PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH AND EAST BY MALVERN LANE AND ON THE SOUTH BY SEVENTH AVENUE AND ON THE WEST BY LOT FIVE (5) IN EASTMAN'S SUBDIVISION, EXCEPT A STRIP ONE HUNDRED (100) FEET WIDE AND OF EVEN WIDTH OFF THE WESTERLY SIDE OF THAT PART OF LOT FOUR (4) IN EASTMAN'S SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION EIGHT (8) TOWNSHIP EIGHT (8) NORTH RANGE EIGHT (8) EAST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, LYING BETWEEN MALVERN LANE AND SEVENTH AVENUE AND ADJOINING LOT FIVE (5) IN EASTMAN'S SUBDIVISION; ALSO A STRIP OF GROUND THIRTY (30) FEET WIDE BY FULL DEPTH OFF THE NORTHEASTERLY SIDE OF A STRIP OF GROUND ONE HUNDRED (100) FEET WIDE BY FULL DEPTH OFF THE SOUTH WESTERLY SIDE OF THAT PART OF LOT FOUR (4) SOUTHWEST OF MALVERN LANE IN EASTMAN'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION EIGHT (8) IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA IN THE STATE OF ILLINOIS.

PART OF LOT FOUR (4) IN EASTMAN'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8), NORTH, RANGE EIGHT (8), EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN A SOUTHEASTLY LINE OF SAID LOT FOUR (4), TWENTY (20) FEET NORTHEASTERLY FROM THE SOUTHERLY CORNER OF SAID LOT FOUR (4); RUNNING THENCE NORTHWESTERLY, PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS FOUR (4) AND FIVE (5) IN SAID EASTMAN'S SUB-DIVISION ONE HUNDRED THIRTY-FIVE (135) FEET TO THE PLACE OF BEGINNING OF THE TRACT TO BE DESCRIBED; RUNNING THENCE NORTHWESTERLY, PARALLEL WITH SAID DIVIDING LINE BETWEEN LOTS FOUR (4) AND FIVE (5) TO THE SOUTHERLY LINE OF MALVERN LANE; THENCE IN AN EASTERLY DIRECTION, ALONG SAID SOUTHERLY LINE OF MALVERN LANE TO THE INTERSECTION OF A LINE DRAWN PARALLEL TO SAID LOT FOUR (4), SEVENTY (70) FEET NORTHEASTERLY, FROM SAID SOUTHERLY CORNER OF LOT FOUR (4), THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO A POINT ONE HUNDRED TWENTY-FIVE (125) FEET, NORTHWESTERLY OF SAID SOUTHEASTERLY LINE OF LOT FOUR (4) AS MEASURED ALONG SAID PARALLEL LINE; THENCE IN A WESTERLY DIRECTION TO THE PLACE OF BEGINNING.

PART OF LOTS FOUR (4) AND FIVE (5) IN EASTMAN'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A PIPE ON THE WESTERLY LINE OF MALVERN LANE ONE HUNDRED AND SEVENTY-FIVE (175) FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF MOSS AVENUE; THENCE IN A SOUTHWESTERLY DIRECTION AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MOSS AVENUE NINETY-SEVEN AND SIXTY-FIVE HUNDREDTHS (97.65) FEET TO A PIPE; THENCE SOUTHEASTERLY AND PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS FIVE (5) AND SIX (6) OF EASTMAN'S SUBDIVISION FOUR HUNDRED AND SEVEN (407) FEET, TO A POINT ON THE NORTHWESTERLY LINE OF SEVENTH STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SEVENTH STREET ONE HUNDRED THIRTY-THREE AND TWENTY-FIVE HUNDREDTHS (133.25) FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION AND PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS FOUR (4) AND FIVE (5) IN EASTMAN'S SUBDIVISION THREE HUNDRED FIFTY-ONE AND SEVENTY-TWO (351.72) FEET TO A PIPE ON THE SOUTHERLY LINE OF MALVERN LANE; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF MALVERN LANE EIGHTY-ONE AND FIFTY-THREE HUNDREDTHS (81.53) FEET TO THE PLACE OF BEGINNING, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.



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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:

Westminster Presbyterian Church Special Use

Peoria, Illinois

DATE: 08/07/2020

DESIGNED: LMT

DRAWN: MJP

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.1

PROJECT NO.: P0201179.00

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North East Corner facing Moss Ave



North Facade and North West Corner facing Moss Ave



North West Corner facing Moss Ave



East Façade facing Malvern Lane



Google

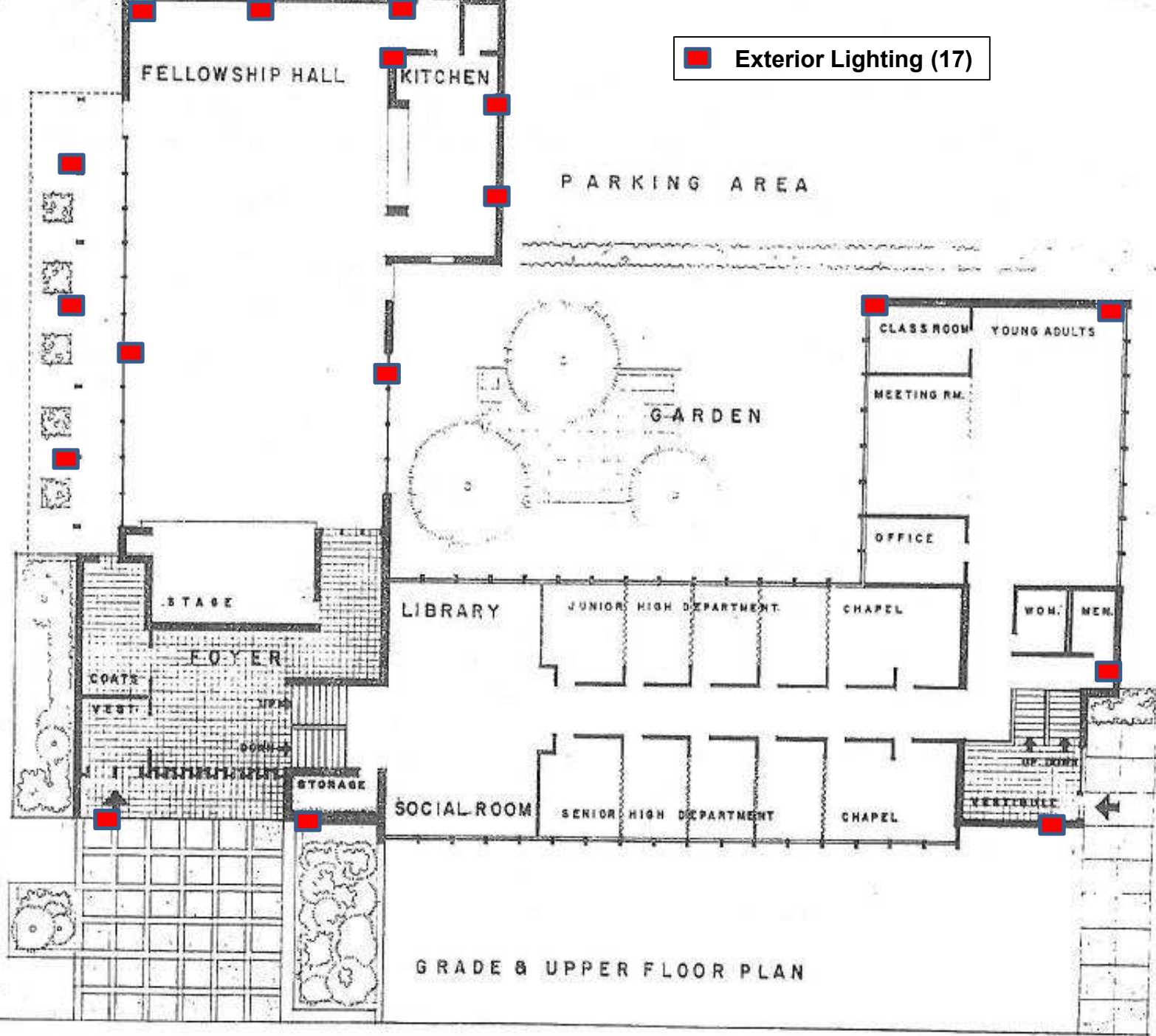
East Façade facing Malvern Lane





South East Corner facing Malvern Lane

■ Exterior Lighting (17)



GRADE & UPPER FLOOR PLAN