

PLAN COMMISSION  
CITY OF PEORIA

IN RE: )  
Application of )  
CHARLES GABBERT and ) Case No. PZ 19-1  
HEAD START LEARNING )  
for a Special Use. )

**OBJECTION OF  
SHARON HEALTH CARE WILLOWS, INC.**

Property Address: 3406 N. Rochelle Lane, Peoria

Zoning District: O-1 (Arterial Office)

Requested Special Use: Preschool

Objector: Sharon Health Care Willows, Inc.  
3520 N. Rochelle/3111 W. Richwoods Blvd., Peoria, Illinois 61604

Objector's position: Sharon Health Care Willows, Inc. ["Sharon Willows"], is located at 3520 N. Rochelle (to the north of the subject property, wrapping around and immediately to the east of the subject property at 3111 W. Richwoods Blvd.). Sharon Willows has operated a long-term care facility at that location for over 30 years. Sharon Willows serves a diverse population of those in need of long-term care, including individuals with serious mental health/psychiatric diagnoses and some with a history of sex offense convictions. It is part of a complex of four long-term care facilities which care for over 500 individuals and employ approximately 500 local Peoria-area residents.

As with all other long-term care facilities in Illinois, all individuals must be screened by a representative of the State ["PASARR Agent"] and determined to be appropriate for the level of care provided at the facility and, for those with a history of sex offense conviction, also evaluated as to risk level by the Illinois State Police (through clinical psychologists). Sharon Willows is, by law, not a locked facility and its residents are generally free to access the community.

The Application proposes a use for a preschool serving children ages 3 to 5, with an outdoor play area enclosed with a fence.

Sharon Willows respectfully submits that such use is not appropriate at this location, particularly in view of its proximity to a population including those with serious mental health/psychiatric conditions and individuals with sex offender status. As to sex offenders, State law recognizes that such individuals should not be present in any school building or on any real property comprising any school or knowingly reside or loiter within 500 feet of child care institutions or day care centers. [See, 720 ILCS 5/11-9.3.] If this special use were to be approved, individuals with sex offender status would reside and be present within 500 feet of a school. However, under applicable State regulations, they could not be discharged from the facility absent some conduct on their part posing a threat to self or others. [There are two individuals who have this classification who have been present for over a decade with no incidents or problems in their present setting or in the community or otherwise.]

According, the Objector submits that the following standards required under the City of Peoria Zoning Code for a special use are not met under the circumstances presented:

Sec. 21-858. Special Use Application Process.

E. Findings [Standards].

\* \* \*

6. The proposed special use will not generate adverse impacts on adjoining properties and land uses.
7. The proposed special use will not be injurious to the public health, safety and welfare of the community.

Sharon Willows has been a neighbor of Mr. Gabbert for many years and is supportive of his efforts to utilize or redevelop the subject property, just not for this proposed use, which is incompatible with a neighboring 30+ year use.

Respectfully submitted,

Objector,

Sharon Health Care Willows, Inc.

By: \_\_\_\_\_

Richard Duros, C.O.O.