



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: July 7, 2022
CASE NO: PZ 927-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of McFarland Bragg, for PCCEO, to amend an existing Special Use, Ordinance #14,108 in a Class R-4 (Single-Family) District for an Early Childhood Center and fencing with waivers for the property located at 923 W Millman St and 1004 - 1006 W Butler St (Parcel Identification Nos. 18-08-460-012; 18-08-460-013; 18-08-460-014; 18-08-460-015; 18-08-460-026; 18-08-460-027; 18-08-460-029; 18-08-460-030), Peoria IL (Council District 1).

SUMMARY OF PROPOSAL

The applicant is requesting to amend an existing Special Use for an Early Childhood Center to install fencing with waivers for the property located at 923 W Millman St.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Early Childhood Center with proposed 10 ft tall chain link fencing surrounding old basketball courts.	None	The proposed 10 ft tall fencing requires maximum fence height and material waivers which causes the amendment of an existing Special Use.
Parking	Off-street parking is available on the site.	None	Bicycle parking is missing from the site.
Landscaping	Landscaping is present on the site.	None	Landscaping is present on the site, but no plan was submitted for a compliance review.

BACKGROUND

Property Characteristics

The subject property is currently developed with an Early Childhood Center. The property is in the Class R-4 (Single-Family) District. Surrounding zoning is Class R-4 (Single-Family) in all directions. Surrounding land use is residential.

History

Zoning class has consistently been residential.

Date	Zoning
1931 - 1958	C (Apartment)
1958 - 1963	C (Apartment)
1963 - 1990	R1 (Low Density Residential)
1990 - Present	R4 (Single-Family Residential)

The property was originally built as Webster School in 1898. A special use was approved by City Council in 1996 for an early childhood center and amended in 2012 for the addition of vehicle and bus parking through Ordinance

16,887 (attached). This approval in 2012 was never established on the site and the approval period has lapsed. The property owner performed maintenance on the basketball court area recently by removing weeds and trees growing within the fence line. The fence was damaged while performing this maintenance and removed due to its condition.

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	No	Bicycle Parking and Pedestrian Connections are not present.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	NA
Conforms to all district regulations	No	Bicycle Parking and Pedestrian Connections are not present.
Comprehensive Plan Critical Success Factors	Grow Employers & Jobs	Reinvest in the existing site.
City Council Strategic Plan Goals	Grow Peoria	Reinvest in the existing site.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board does not object to the request for fencing with waivers with the following conditions:

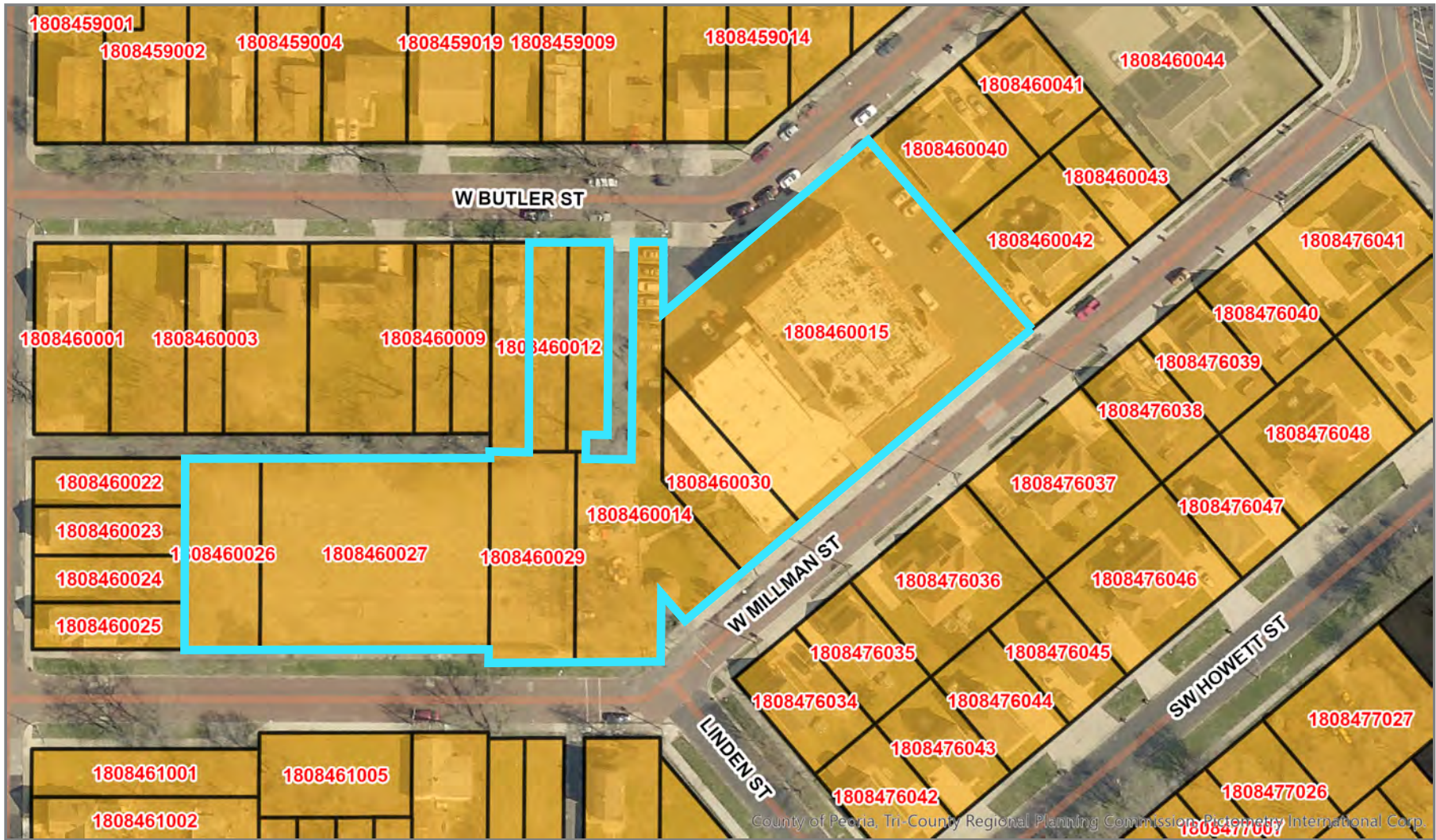
1. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.1. of the Unified Development Code.
2. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
3. All parking areas shall adhere to the regulations from Section 8.1. of the Unified Development Code with respect to parking surface and handicapped & general parking striping and signage.
4. The site shall be required to adhere to all applicable development regulations, including landscaping, pursuant to the establishment of any vehicle parking within the fenced area or on undeveloped parcels and may require an additional amendment to the existing special use.

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 Image
3. Photos – Existing Conditions
4. Site Plan
5. Ordinance #16,887 from 2012

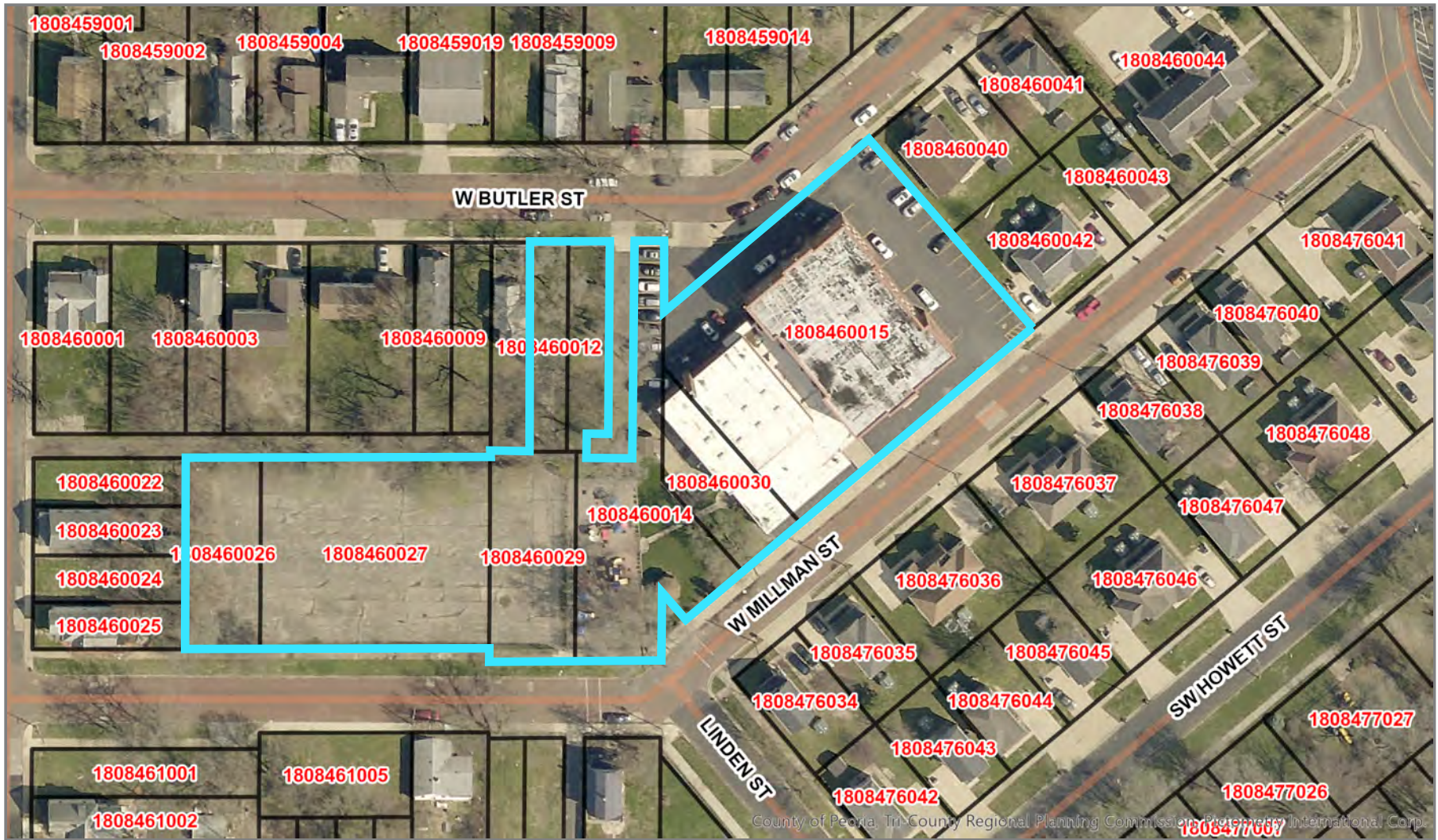
923 W Millman St



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 = 100 feet
6/16/2022

923 W Millman St



County of Peoria, Tri-County Regional Planning Commission, Photography: International Corp.



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Photos of Site

Millman St – Court Area



Millman St – Building



Photos of Site

Millman St - Playground Area



Butler St



ORDINANCE NO. 16,887

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NO. 14,108 IN A CLASS R-4, SINGLE-FAMILY DISTRICT, FOR AN EARLY CHILDHOOD CENTER, TO APPROVE ADDITIONAL PARCELS FOR PARKING AND BUS PARKING AT 18-08-460-026, -027, -029, AND ADDITIONAL PARKING AT 1004 W. BUTLER STREET (18-08-460-013), PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

WHEREAS, the property herein described is now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to amend an existing Special Use for a Early Childhood Education Center to approve additional parcels for parking and bus parking under the provisions of Section 2.9 of Appendix C, the Land Development Code, of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on October 4, 2012, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That an amendment to an existing Special Use for an early childhood education center to approve additional parking and bus parking is hereby approved for the following described property:

Lots 6,7,8,9, 10, 11,13,14,15,16, and 17 in Block 15, Phelps, Bourland & McDougal's Addition; Lot 16 in Block 4 of Bradley's 2nd Addition; Lots 4 ,5 and 6 in Heine's Addition; Lots 23 and 24 and vacated alley between lots in Rohman & Co's Addition; and part of Lot 5 in the Southeast Quarter of Section 8, Township 8 North, Range 8 East of the 4th Principal Meridian, City and County of Peoria, Illinois.

IN ADDITION TO THE FOLLOWING PROPERTY: 1004 W. BUTLER

Southeast Quarter of Section 8, Township 8 North, Range 8 East, Beginning 36 feet west of the Intersection of the south line of Butler Street and the east line of Phelps, Bourland & McDougal's Addition in the Southeast Quarter of Section 8, Township 8 North, Range 8 East of the 4th Principal Meridian: South 127 feet, West 14.5 feet, South 11 feet, West 12.5 feet, North 138 feet, East 27 feet to the Point of Beginning; Situated and Located in the City and County of Peoria, Illinois.

Said Ordinance is hereby amended per the submitted Site Plan (Attachment A) and with the following waivers:

1. Wavier of LDC Section 5.4.8: To allow a ten-foot fence.
2. Wavier of LDC Section 8.1: Waiver of requirement for additional, required parking.
3. Wavier of LDC Section 8.1.7.D.1.d: Storage of class III vehicles.

4. Wavier of LDC Section 8.2.8.D: Screening requirement for opaque wall adjacent to residential.

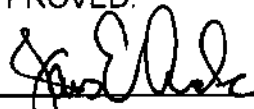
Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class R-4 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

23rd DAY OF OCTOBER, 2012.

APPROVED:



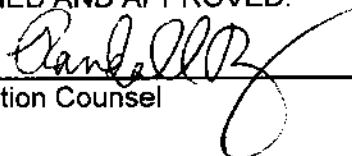
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:

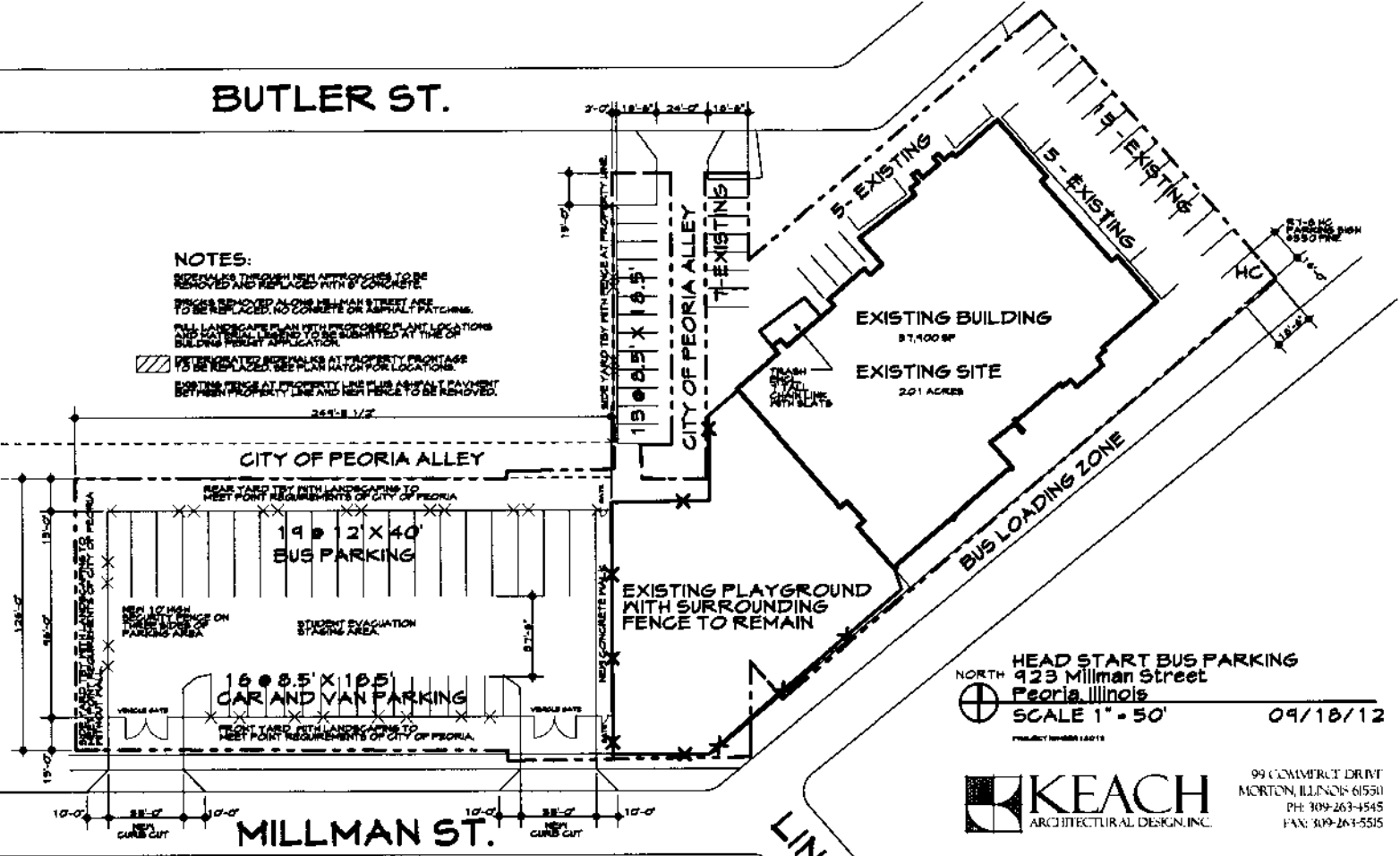


Corporation Counsel

CHARLTON ST.

BUTLER ST.

NOTES:
 SIZES LESS THAN 1/8" ARE APPROXIMATE TO BE REMOVED AND REPLACED WITH 8" CONCRETE.
 15' SIDE YARD SETBACK FROM EXISTING ALLEY LINE.
 ALL LANDSCAPE PLAN WITH ENGINEERED PLANT LOCATIONS AND MATERIALS TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION.
 Hatched areas indicate areas at PROPERTY FRONTAGE TO BE REMOVED AND REPLACED WITH 8" CONCRETE.
 SETBACKS FROM PROPERTY LINE PLUS ANNUAL PAYMENT BETWEEN PROPERTY LINE AND NEW PERCELS TO BE REMOVED.



HEAD START BUS PARKING
 923 Millman Street
 Peoria, Illinois
 SCALE 1" = 50'
 09/18/12
 PROJECT NUMBER 14011

KEACH
 ARCHITECTURAL DESIGN, INC.
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