



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: August 1, 2019
CASE NO: PZ 19-19

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Gary Velasquez to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship including Multi-Purpose Recreational Space, Educational Programs, Food Center, and Computer/Library/Recording Studio Space for the properties located at 2100 - 2212 W Ann Street, 2121 - 2201 W Proctor Street, and 2302 W Ann Street, (Parcel Identification Nos. 18-18-228-001, 18-18-228-002, 18-18-228-003, 18-18-228-004, 18-18-228-005, 18-18-228-006, 18-18-228-007, 18-18-228-008, 18-18-228-009, 18-18-228-010, 18-18-228-011, 18-18-203-019), Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for a Place of Worship, including:

- Multi-Purpose Recreational Space – basketball court, dance, fitness, etc.
- Educational Programs – GED prep, SAT prep, college prep, after school programming
- Adult Education – resume writing, job prep, etc.
- Food Center – pantry, distribution, community dinners
- Computer/Library/Recording Studio Space – computer labs, library, recording studio

The site is the former Tyng Primary School with existing site conditions further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	88 parking spaces	None	Provide 4 handicap parking accessible parking spaces.
Mechanical & Utility Screening	No mechanicals are visible	None	Mechanical equipment must be screened from view of the public right-of-way and residential properties.
Landscaping	None proposed	None	Additional information requested regarding existing and proposed landscaping.
Signs	None proposed	None	One freestanding sign may be placed with a max size of 20 sf and 5 feet tall.
Exterior Lighting	No information provided	None	Lighting must be shielded away from adjacent properties.
Setbacks	No changes to existing building setbacks. Front yard setbacks: Ann St: 2 ft Westmoreland St. – 24 ft Proctor St – 24 ft Madison Park Ter. – 264 ft	Allow existing non-compliant 2-foot building setback on Ann St.	No objection
Height	Existing building height is one and two stories	None	None
Access & Circulation	Existing parking lot access from Proctor St	None	None

BACKGROUND

Property Characteristics

The subject property contains 3.6 acres of land and is currently developed with the former Tyng Primary School. The property is surrounded by R-4 (Single Family Residential) zoning to the north, south, east, and west.

History

Tyng School was built in 1915. Building additions were completed in 1931 and 1949. The school was closed in 2009 and has remained vacant.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (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 for Special Use	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	Waivers for existing bldg. setback.
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 and waivers:

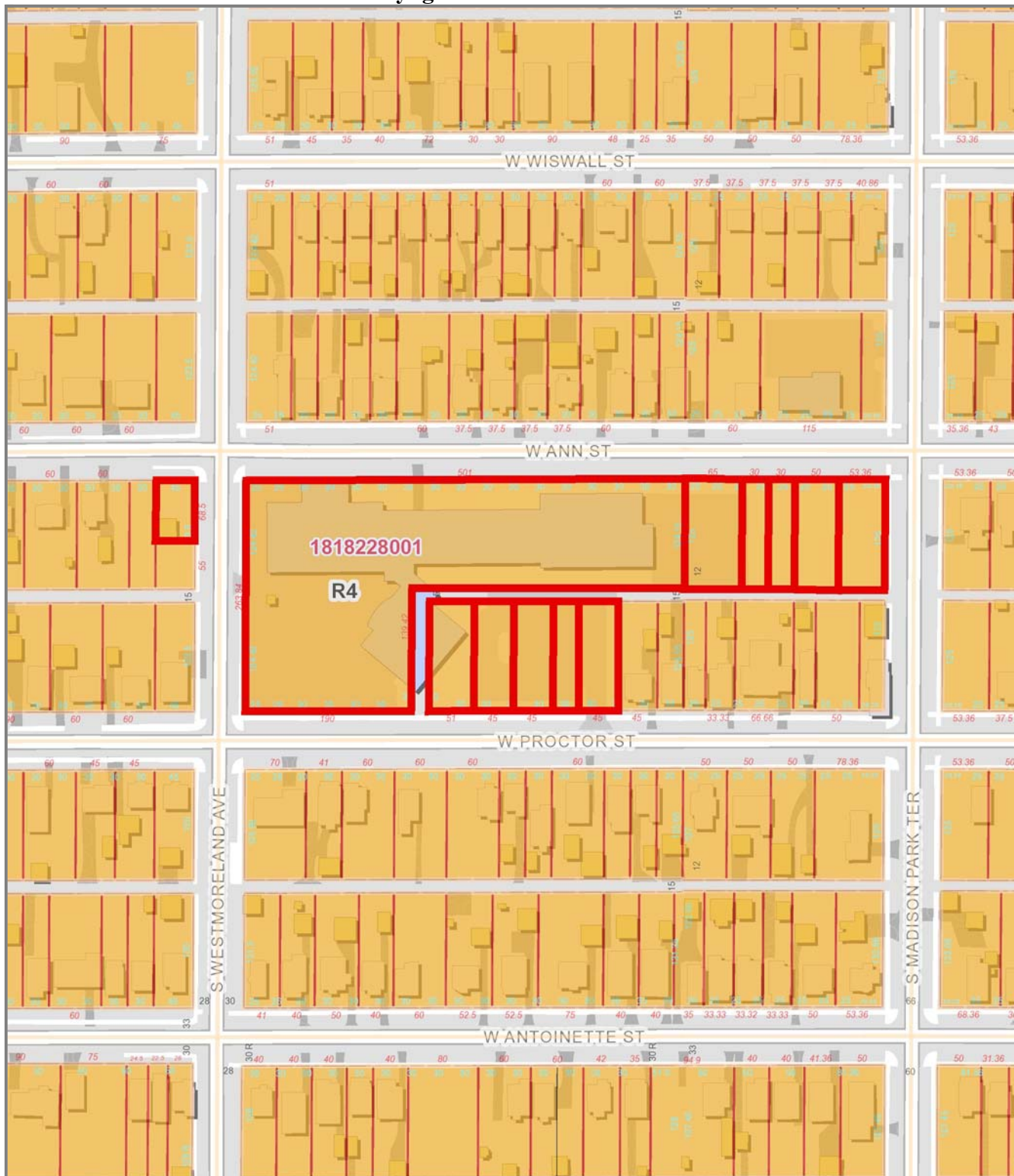
- 1) Provide one handicap parking space for every 25 regular parking spaces.
- 2) Repair parking lot to be free of potholes, ruts, cracks and weeds.
- 3) Compliance with Fire Code regulations.
- 4) Vacation of alley right-of-way.
- 5) Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
- 6) Provide information regarding existing and proposed landscaping, and exterior lighting to review for compliance with the Land Development Code.
- 7) Waiver to allow existing building setbacks.

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

Tyng School - Ann street

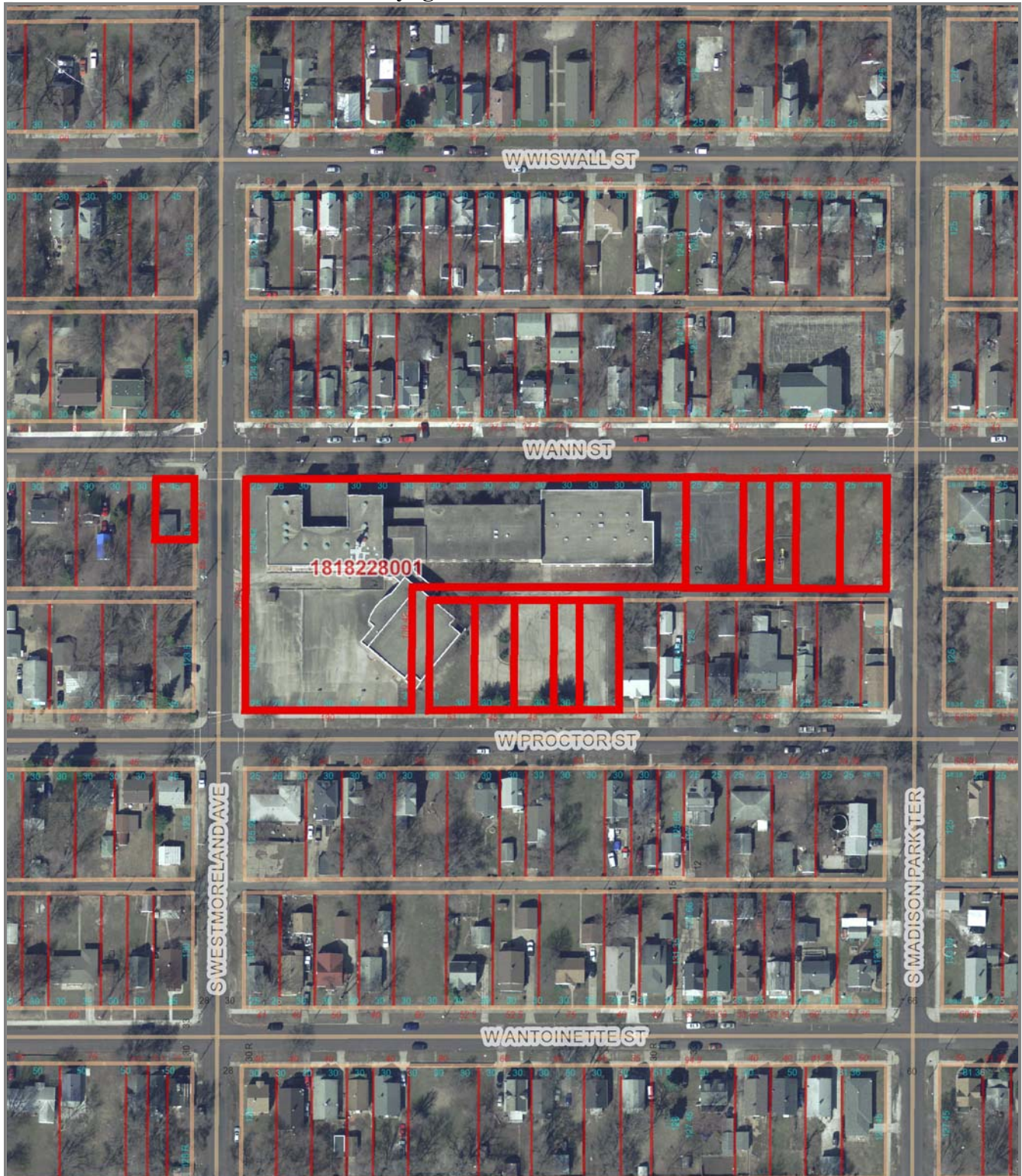


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Map Scale
1 inch = 167 feet
 7/2/2019



Tyng School - Ann street



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**TYNG PRIMARY SCHOOL
 PEORIA DISTRICT 150**

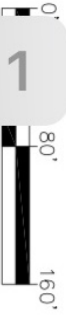
SITE PLAN

SURVEY	CHECKED	ISSUE DATE
DESIGN	APPROVED	PRELIM. DATE
DRAWN	TAB	PROJECT NO. POPS0033

SHEET
 OF
A1
 4

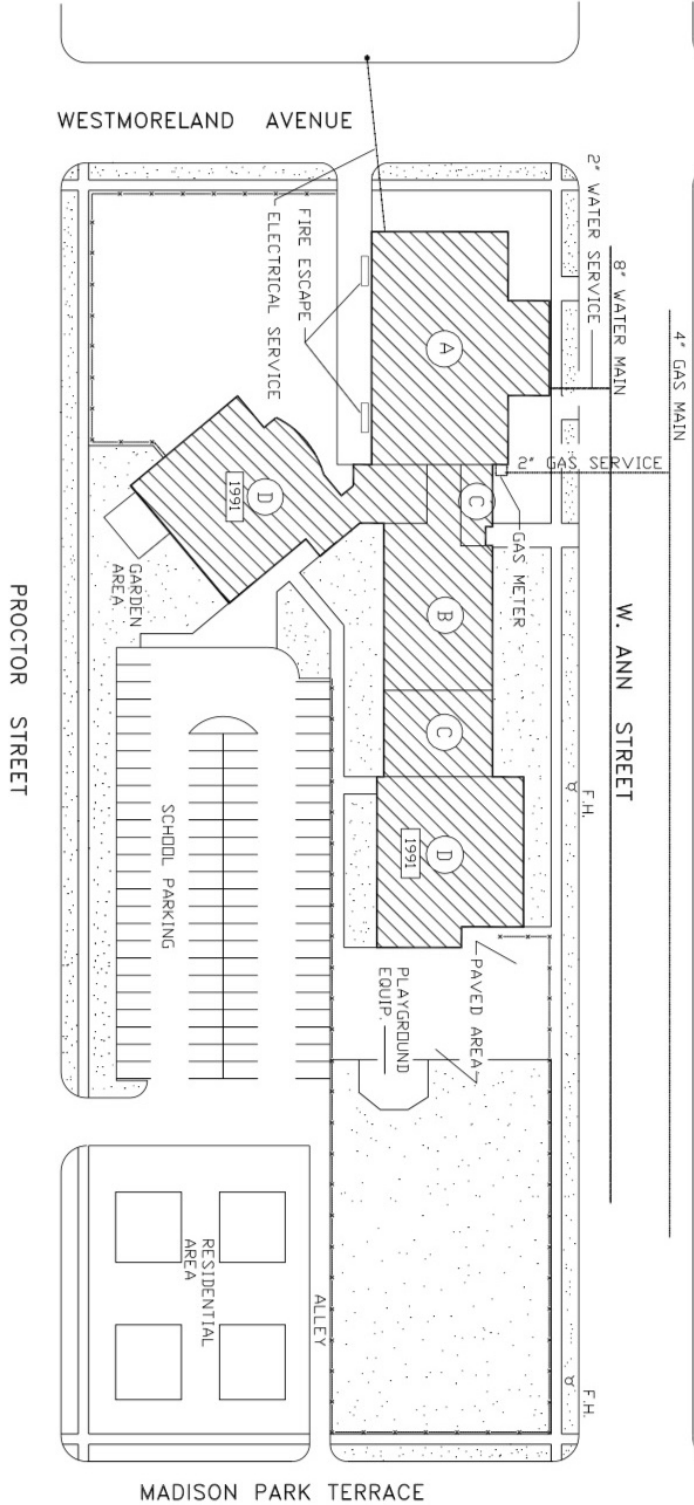
SITE PLAN

SCALE: 1" = 80'-0"



- LEGEND**
- PL.....PROPERTY LINE
 - F.H.....FIRE HYDRANT
 - FENCE
 - GRASS

NOTE: THE INFORMATION ILLUSTRATED ON THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.





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