



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board, prepared by Shannon Techie
DATE: June 7, 2018
CASE NO: PZ 18-24

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Lueshand Nunn for Law'n Order Academy, Inc. to obtain a Special Use for a Neighborhood Youth Center in a Class R-4 (Single-Family Residential) District, for the property located at 1825 New York Avenue (Parcel Identification Number 18-04-226-015), Peoria, Illinois (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use to establish a neighborhood youth center; the Michael Heimberg Neighborhood Youth Center, as a location for the youth associated with Law'n Order Academy, as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	The property contains a garage, driveway, and on-street parking is permitted. No additional parking is proposed.	N/A	None
Mechanical & Utility Screening	A dumpster is not proposed.	N/A	None
Landscaping	No additional landscaping is proposed.	N/A	No additional landscaping is required.
Signs	Sign information was not provided with the special use request.	N/A	One freestanding sign is permitted, not to exceed 20 square feet in area and 5 feet in height. A separate sign permit is required.
Exterior Lighting	No additional lighting is proposed.	N/A	None
Setbacks, Yards, Build To	No exterior changes are proposed; the existing house and garages will remain.	N/A	None

BACKGROUND

Property Characteristics

The subject property contains .17 acres of land and is currently developed as a single-family dwelling. The property is zoned Class R-4 (Single-Family Residential) and surrounded by R-4 (Single-Family Residential) zoning on all four sides.

History

The existing single-family house was built in 1920. A new garage was constructed on the property in 2013.

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	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	Yes	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

1. One freestanding sign is permitted, not to exceed 20 square feet in area and 5 feet in height. A separate sign permit is required.

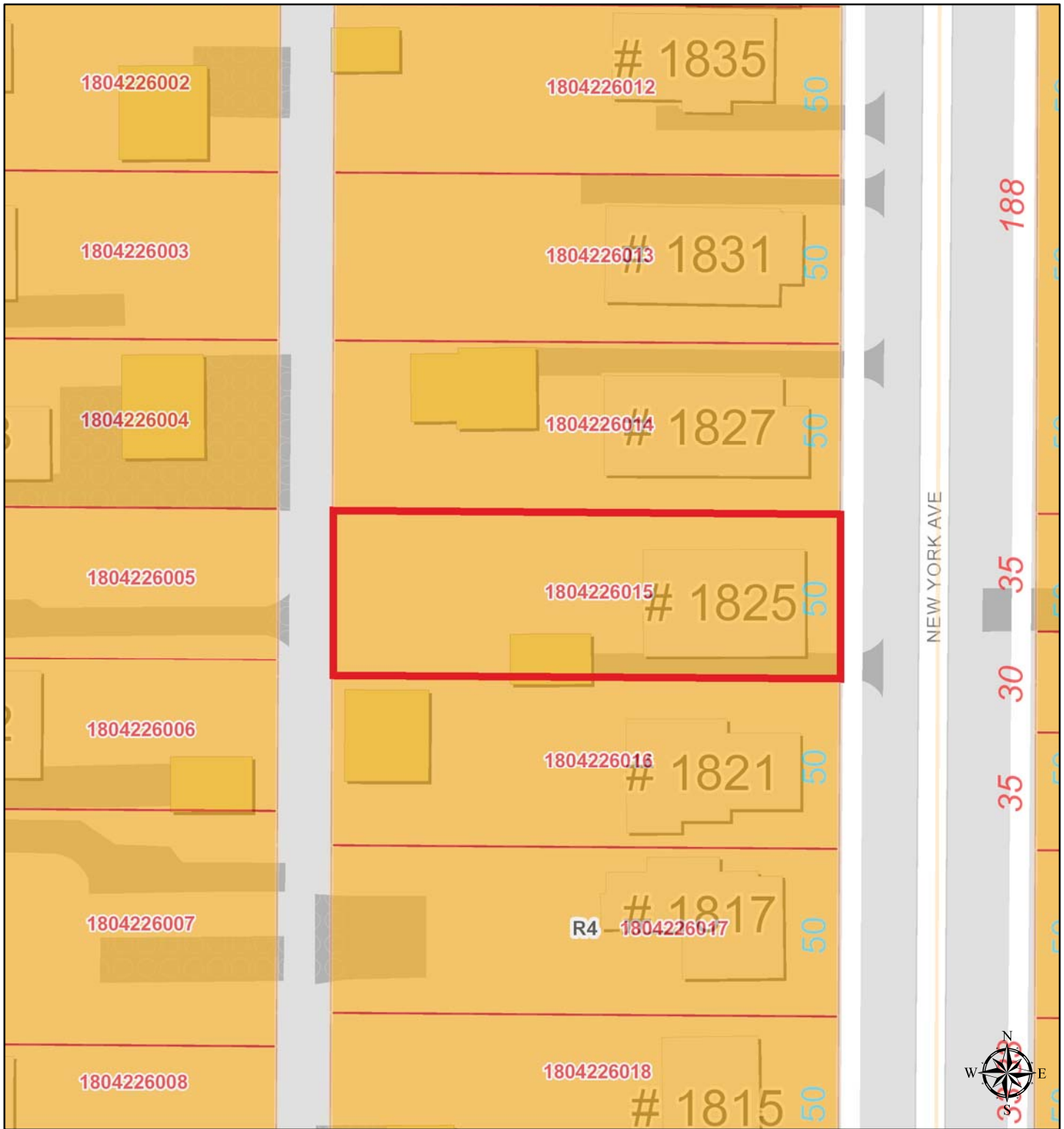
NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

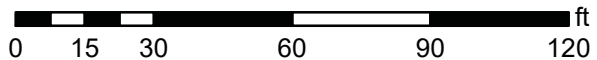
1. Surrounding Zoning (County GIS Print in Color)

2. Aerial Photo (County GIS Print in Color - 2008 Photo for until updated)
3. Project Narrative
4. Photos

Surrounding Zoning - 1825 New York Avenue



1 inch = 42 feet



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

Peoria County, IL, HERE, USGS



1825 New York 2015 Aerial



1 inch = 21 feet



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County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



Michael Heimberg use to reside at 1825 New York. He passed away in September of 2017. Before his passing he was able to assist in building this huge garage. Michael was like no other, He was a veteran and was wheel chair bound with no legs. He was able to get some neighborhood people together to take his orders and build this garage. He had a passion for children especially the Law'n Order youth. He supported Law'n Order and we made sure he was taken care of!

After Michael's passing I met his sister Geraldine Tookey, which is the owner of 1825 New York. Geraldine knew Michael had a passion for Children and she wanted to make sure the house he lived in went to good use. She donated 1825 New York to Cary Hightower for Law'n Order Academy Inc.

Cary Hightower and Lueshand Nunn are dedicated to changing & investing in our youths and the East Bluff. We would like to turn 1825 New York in to a Neighborhood youth Center (The Michael Heimberg Youth Neighborhood center) & The future home of Law'n Order Academy Inc.) The garage is much needed for the Law'n Order Youths. (we will store Lawn mowers there and have training classes.)


The Center would really have a great impact on New York Street. It will bring about a GREAT Positive Change! I have talked with residents in the neighborhood and they support it. We need more positive places for our youths to hang out and belong and Law'n Order Academy is known for redirecting youth from their bad behavior, going from F students to making A's, We provide tutoring, reading and good work ethic at a young age. We truly invest in our youths that cross our paths.

With Our resident Officer Hightower being connected to this program it has had a tremendous effect on youth and their families, their whole perception of the Peoria Police has changed. We are continuing to establish and build relationships.

with the hard to reach. This is the 3rd year for Law'n Order and it has been very successful with reaching and teaching our youths to do the right thing.

We would like to change 1825 New York to a neighborhood Youth center in remembrance of Michael Heimberg. A place where our youths will belong, continue to grow and make a difference in the neighborhood they live in.

The center will have normal hours of operations. It will not be a hangout spot for bad behavior but a place where people from all across Peoria will know that we are committed to making a difference in OUR neighborhood!



Respectfully Submitted,



1825

Bicycle Repair
MOTOR CYCLE REPAIR



PUBLIC WARNING
This property is the subject of a
court order. No one is to enter
this property without the express
written permission of the court.
D. J. B. 10/10