

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A PLACE OF WORSHIP FOR THE PROPERTY LOCATED AT 1004 N INSTITUTE PLACE (PARCEL IDENTIFICATION NO. 18-05-327-050), PEORIA, IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Convent under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on January 3, 2019, 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; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special 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, AS FOLLOWS:

Section 1. That a Special Use for a Place of Worship is hereby approved for the following described property:

Lot 333 in the Uplands Addition to Peoria, the same being a subdivision a part of the Southwest Quarter and a part of the Northwest Quarter of Section 5, Township 8 North, Range 8 East, of the Fourth Principal Meridian, situated in the County of Peoria, State of Illinois.

PIN: 18-05-327-050

Said Ordinance is hereby approved per the submitted Site Plan documents (Attachment A), and with the following conditions:

- 1) Air conditioning unit located in the front yard of Main St must be screened from view.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) No more than three residential dwelling units are allowed. Such units are only to house those persons primarily engaged in leading worship services. Housing for students and non-worship staff is prohibited.
- 4) A separate sign permit is required for all signs.
- 5) A full building and fire code summary review, completed by an architect, is needed for the building. A sprinkler system may be required.
- 6) The building has many fire code violations that need to be corrected. This includes but not limited to the testing of fire alarm and commercial kitchen systems.
- 7) Any exterior code violations must be resolved prior to occupancy.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Single Family Residential) Districts shall remain applicable to the above-described premises, with exception to 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

_____ DAY _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel