

ORDINANCE NO. 17.922

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR MULTI-FAMILY RESIDENTIAL HOUSING FOR THE HOMELESS FOR THE PROPERTY LOCATED AT 415 ST MARKS COURT, 509 ST MARKS COURT, 122 NE GREENLEAF ST, AND 113 FOWLER STREET (PARCEL IDENTIFICATION NOS.18-04-406-005, 18-04-406-006, 18-04-406-009, 18-04-406-011, 18-04-406-013, 18-04-406-022, 18-04-406-026), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class N-1(Institutional) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Multi-Family Residential Housing for the Homeless 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 November 4, 2021, 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 Multi-Family Residential Housing for the Homeless is hereby approved for the following described property:

Parcel 18-04-406-022

SE 1/4 SEC 4-8N-8E BEG NW COR BALDWIN'S SUB: TH SE 344.2' NE 347' NW 245.17' SW 360.73' TO POB; ALSO NW 1/2 VAC ST MARKS CT LYING SE & ADJ THERETO BEING ALL BALDWIN' SUB INCL VAC ALLEYS (EXC LOTS 16-17), ALSO PT LOTS 3-4-5 BLK 6 HALE'S 3RD ADD; ALSO LOTS 17-18-19 INCL VAC ALLEYS FRINK'S SUB (EXC 11,052 SQ FT ON 1ST FLOOR & ALL 6TH FLOOR; ALSO EXC SPALDING AVE ROW AS DESC PER DOC 2002-37824)

Parcel 18-04-406-005

BALDWIN'S SUB SE 1/4 SEC 4-8-8E (88-07913) LOTS 16-17 FRONTING ON GREENLEAF ST; ALSO ALL THAT PT OF ALLEY ADJ TO SE SD THEREOF; ALSO ALL THAT PT LOT S 15-16 FRINK'S SUB TO SD LOTS 16-17 & ALLEY LYING N & W OF

Parcel 18-04-406-006

FRINK'S SUB SE 1/4 SEC 4-8-8E (89-25499) COMG SW COR LOT 16: TH NW 117' NE 150' SE 117' SW 150' TO POB; ALSO NW 1/2 VACATED ST MARK'S CT LYING ADJ TO ABOVE DESC TR P LOTS 13 THRU 16

Parcel 18-04-406-009

UNDERHILL'S SUB SE 1/4 SEC 4-8-8E(88-07913) COMG NW COR LOT 1: TH NE 31' SE 54.04' SW 17.58' NW 59.71' TO POB PT LOT 1

Parcel 18-04-406-011

FRINK'S SUB SE 1/4 SEC 4-8N-8E NE 1/2 LOT 12 (EXC BEG NE COR LOT 12: TH SW 26' SE 90' NE 25' NW TO POB); ALSO NW 1/2 VAC ISSAC ST LYING SE & ADJ THERETO

Parcel 18-04-406-013
UNDERHILL'S SUB SE 1/4 SEC 4-8-8E LOT 3 & SE 6' LOT 2 (1075-306)(88-07915)

Parcel 18-04-406-026
FRINK'S SUB SE 1/4 SEC 4-8N-8E ALL THAT PT LOTS 12-13-14, VAC ST MARK'S CT, & LOTS 1-2-4 IN UNDERHILL'S SUB AS DESC PER DOC 88-07913 & 88-07915; ALSO NW 1/2 VAC ISSAC ST LYING SE & ADJ THERETO

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

- 1) Stripe the parking lot for all regular and handicap accessible spaces including required signage.
- 2) Provide for six bicycle parking spaces.
- 3) Provide a 6 to 7-foot tall, four-sided, solid garbage enclosure for unscreened dumpster(s).
- 4) Allow for the existing monument sign, approximately 5-feet tall, 20 sq. ft. in size, located at the corner of St Mark's Ct and Spalding Ave to remain. Any change or additional signs will require a sign permit.
- 5) Waiver to allow for alternative landscape plan as shown on site plan.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class N-1 (Institutional) 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

14th DAY December, 2021.

APPROVED:



Mayor

ATTEST:

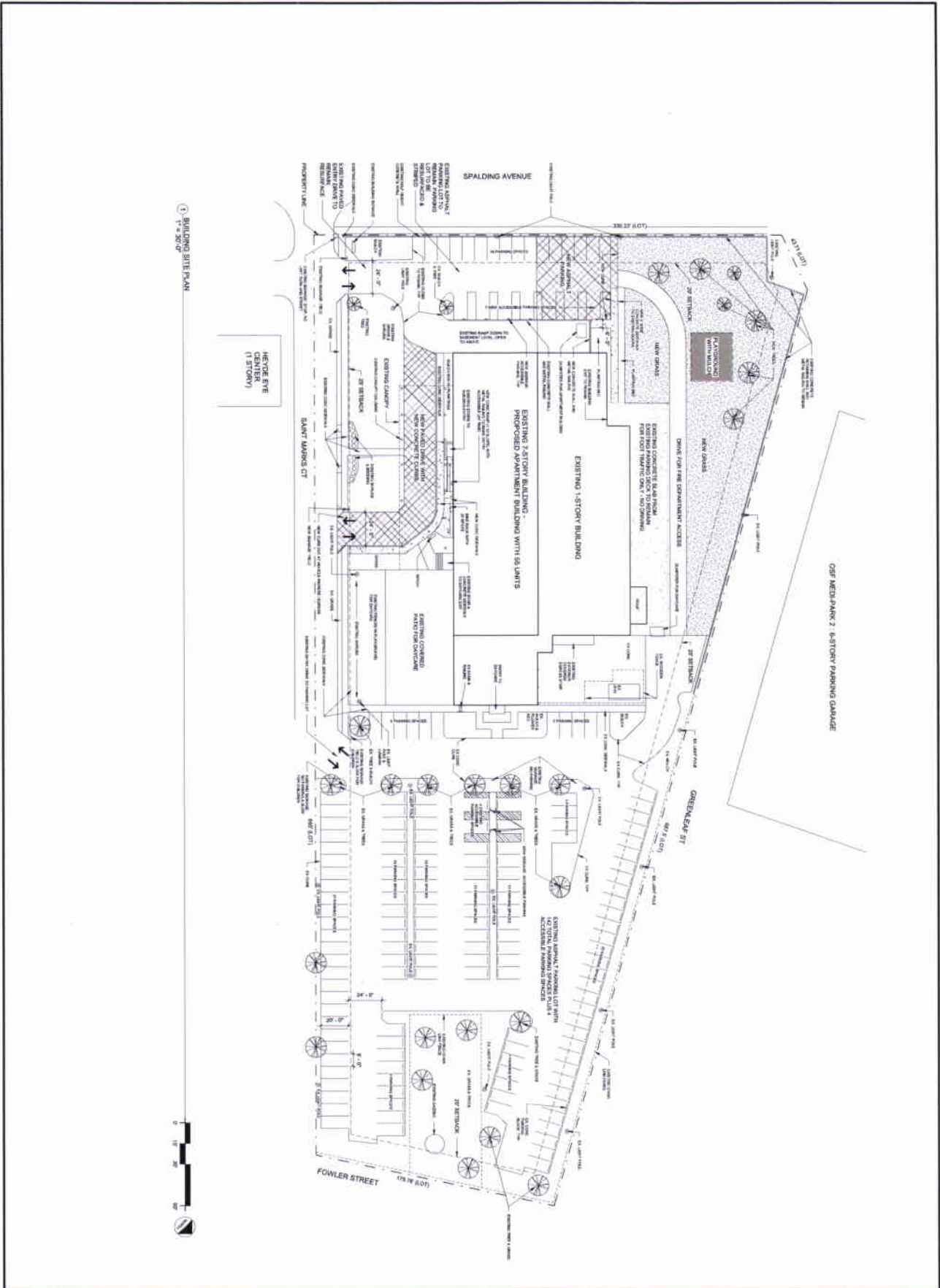


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



DESIGN
Mavens
ARCHITECTURE PLLC

REGISTRATION NO. 184-008472

DATE:	08/15/2021
DRAWN:	JML
REVIEWED:	JML
# DATE:	REVISIONS
	REVISIONS

DRAFT - NOT FOR CONSTRUCTION

BUILDING SITE PLAN

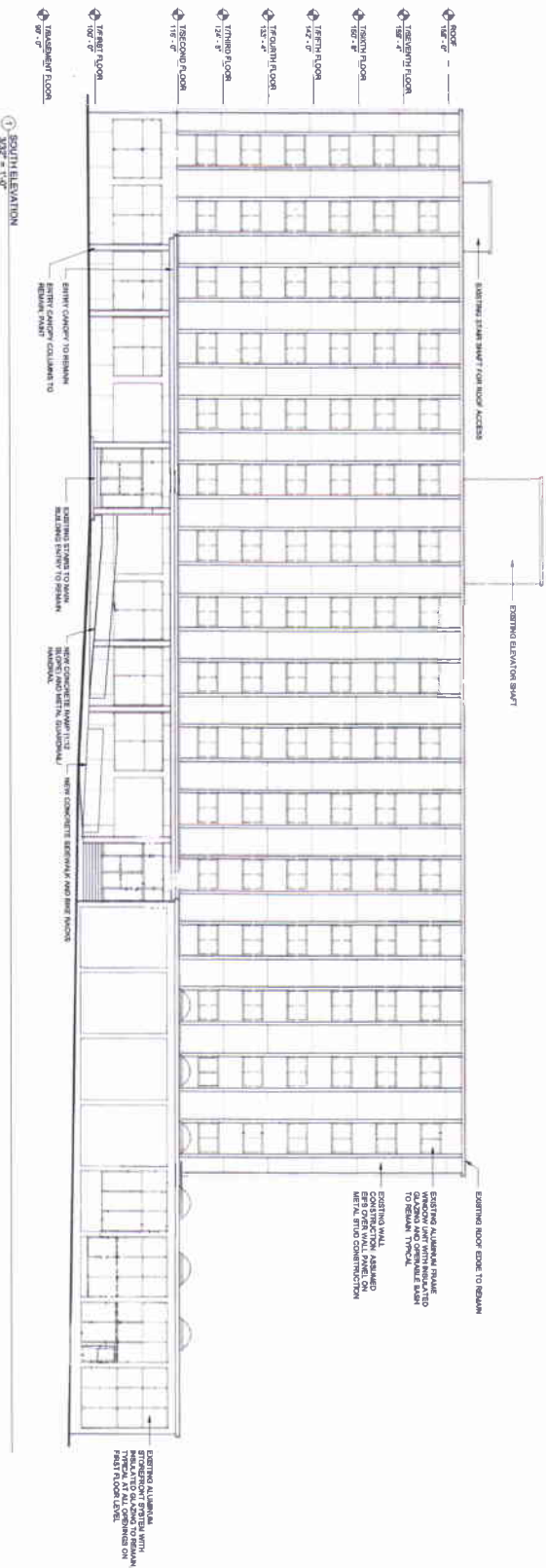
PHOENIX MANOR RENOVATION OF BUILDING

PHOENIX COMMUNITY DEVELOPMENT SERVICES

415 St Marks Court
Peoria, Illinois

C101

PROJECT # 210029



BUILDING EXTERIOR ELEVATIONS
 PHOENIX MANOR RENOVATION OF BUILDING
 PHOENIX COMMUNITY DEVELOPMENT SERVICES
 415 St Marks Court
 Peoria, Illinois

SHEET
A200
 PROJECT # 210023

DESIGN
Mavens
 ARCHITECTURE PLLC

DESIGN PHM
 REGISTERED ARCHITECT
 #164-008472

DATE:	10/3/2021	
DRAWN:	SMU	
REVIEWED:	SMU	
REVISIONS		
#	DATE	DESCRIPTION

DRAFT - NOT FOR CONSTRUCTION