

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NO. 14,108 IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, FOR AN EARLY CHILDHOOD CENTER, TO INSTALL 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.

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 an Early Childhood Center 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 July 7, 2022, 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 an Early Childhood Center with fencing 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 PROPERTIES: 1004 W. BUTLER ST

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.

1006 W. BUTLER ST

Southeast Quarter of Section 8, Township 8 North, Range 8 East, Beginning 63 feet west of the Intersection of the south line of Butler Street and the west 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 138 feet, West 25 feet, North 138 feet, East 25 feet, South 138 feet to the Point of Beginning; Situated and Located in the City and County of Peoria, Illinois.

Common Addresses: 923 W Millman St and 1004 - 1006 W Butler St

PINS: 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

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

1. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.I. 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.

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) 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

_____ DAY _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

Fence Plan for blacktop area at 923 W. Millman Ave – Webster Head Start



RED LINE=FENCE
BLUE LINE=GATE/ENTRANCE
DOUBLE BLACK LINE=PUBLIC STREET PARKING

19FT FROM CURB TO FENCE
4FT FROM SIDEWALK TO FENCE