

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR AN URBAN FARM FOR THE PROPERTY LOCATED AT 1603 AND 1607 S WESTMORELAND AVENUE (PARCEL IDENTIFICATION NOS. 18-18-453-015 AND 18-18-453-016), PEORIA, IL.**

WHEREAS, the property herein described is now zoned in a Class R4 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Urban Farm 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 April 6, 2023, 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 Urban Farm is hereby approved for the following described property (Attachment A); per the submitted Site Plan (Attachment B), and the following conditions:

1. This special use shall adhere to the performance regulations contained within Section 5.3.G.2. of the Unified Development Code.
2. Submit a revised scaled site plan.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R4 (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 OF \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel

**Attachment A to Ordinance**

**Parcel 1** - 1603 S Westmoreland Ave Peoria IL 61605

Legal Description: WESTMORELAND PLACE SE  $\frac{1}{4}$  SEC 18-8N-8E LOT 2 BLK 4

**Parcel 2** - 1607 S Westmoreland Ave Peoria IL 61605

Legal Description: WESTMORELAND PLACE SE  $\frac{1}{4}$  SEC 18-8N-8E LOT 3 BLK 4

Attachment B to Ordinance

