

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A NON-CONFORMING USE CHANGE FOR A RESIDENCE, OFFICE AND MUSIC STUDIO, FOR THE PROPERTY LOCATED AT 7150 N UNIVERSITY STREET, (PARCEL IDENTIFICATION NO. 14-08-301-010), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class R-7 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Non-Conforming Use Change for a Residence, Office and Music Studio 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 March 5, 2020, 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 Non-Conforming Use Change for a Residence, Office and Music Studio is hereby approved for the following described property:

Part of the Southwest Quarter of Section 8, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter of said Section 8; thence Easterly, along the North line of the Southwest Quarter of said Section 8, 420 feet to the Northeast corner of the Central Illinois Light Company tract, said tract being shown by a plat recorded in Book 1029, Page 342, in the Peoria County Recorder's office; thence Southwesterly, along the Easterly line of said Central Illinois Light Company tract making a deflection angle to the right of 94 degrees 33 minutes from the preceding course, 141.3 feet; thence Southeasterly, making a deflection angle to the left of 63 degrees 59 minutes from the preceding course 207.6 feet to the point of beginning of the tract to be described: from the point of beginning thence continuing Southeasterly on an extension of the preceding course, 160 feet; thence Southwesterly, making a deflection angle to the right from the preceding course of 82 degrees 20 minutes, 347.2 feet to a point on the existing Northeasterly right of way line of University Avenue, said right of way line being shown on a plat recorded in Book "S", Page 30, in the Peoria County Recorder's office, said point being at centerline Station 167+86.5; thence Northwesterly along said right of way line on a curve to the right having a radius of 1587.3 feet, an arc distance of 155.65 feet; thence Northeasterly 314.8 feet to the point of beginning, situated in the County of Peoria and State of Illinois.

Parcel Identification No. 14-08-301-010

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

- 1) Stripe the parking lot for all regular and handicap accessible spaces.
- 2) Install handicap parking identification signs.
- 3) Construct a six to seven foot tall, four-sided solid garbage enclosure, with a gate for access.
- 4) Plant 78 points of trees in the front yard for landscaping requirements.
- 5) Remove the Class II recreational vehicle, currently parked on the grass, from the property as it exceeds the allowable size in a residential district.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-7 (Multi-Family Residential) District 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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel