

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A PLACE OF WORSHIP INCLUDING MULTI-PURPOSE RECREATIONAL SPACE, EDUCATIONAL PROGRAMS, FOOD CENTER, AND COMPUTER/LIBRARY/RECORDING STUDIO SPACE, FOR THE PROPERTIES LOCATED AT 2100 - 2212 W ANN STREET, 2121 - 2201 W PROCTOR STREET, AND 2302 W ANN STREET, (PARCEL IDENTIFICATION NOS. 18-18-228-001, 18-18-228-002, 18-18-228-003, 18-18-228-004, 18-18-228-005, 18-18-228-006, 18-18-228-007, 18-18-228-008, 18-18-228-009, 18-18-228-010, 18-18-228-011, 18-18-203-019), 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 Place of Worship including Multi-Purpose Recreational Space, Educational Programs, Food Center, and Computer/Library/Recording Studio Space 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 August 1, 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 including Multi-Purpose Recreational Space, Educational Programs, Food Center, and Computer/Library/Recording Studio Space is hereby approved for the following described property:

**Parcel No. 1:**

Lots 1 through 31 and the West 15 feet of Lot 32, in Block 3 of BURTON AND GEIGER'S ADDITION to the City of Peoria, including the vacated 15 foot alley adjoining Lots 12 through 23, both inclusive, and part of Lots 11 and 24, extending from the East Line of South Westmoreland Avenue for a distance of 190 feet located in said Block 3 in BURTON AND GEIGER'S ADDITION, as vacated by Ordinance recorded June 4, 1962 in Book 1232, page 189; EXCEPTING THEREFROM the East 11 feet of Lot 24 and the West 4 feet of Lot 25 as dedicated for a public alley purposes by instrument recorded June 4, 1962 in Book 1232, Page 198; situate, lying and being in the County of Peoria and State of Illinois.

**Parcel No. 2**

Lots 1 through 9 in Block in WISWALL'S ADDITION to the City of Peoria, according to the plat thereof recorded April 30, 1870, in Plat Book "B", page 45; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

**Parcel No. 3**

The North 68.5 feet of Lot 1 in Block 4, in GARDEN PLACE EXTENDED, a subdivision of part of the Northwest Quarter of Section 18, Township 8 North, Range 8 East, of the Fourth Principal Meridian in the City of Peoria, Peoria County Illinois.

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

- 1) Provide one handicap parking space for every 25 regular parking spaces.
- 2) Repair parking lot to be free of potholes, ruts, cracks and weeds.
- 3) Compliance with Fire Code regulations.
- 4) Vacation of alley right-of-way which currently transects the building.
- 5) Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
- 6) Provide information regarding existing and proposed landscaping, and exterior lighting to review for compliance with the Land Development Code.
- 7) Waiver to allow existing building setbacks.
- 8) Waiver to allow existing landscaping with the exception of parking lot landscaping, which must comply with the Unified Development Code.

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 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