

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY) DISTRICT FOR A PLACE OF WORSHIP, FOR THE PROPERTY LOCATED AT 1700, 1704 AND 1708 W LINCOLN AVENUE, WITH PARCEL IDENTIFICATION NOS. 18-17-103-004, 18-17-103-005, AND 18-17-103-006), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Place of Worship 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 September 5, 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 is hereby approved for the following described property:

Pin: 18-17-103-004, 005, & 006.

Parts of Lot 1, 2, and 3 in M. GRISWOLD'S SUBDIVISION OF Lot 4 in Curtenius and Griswold's Subdivision of the Northwest Quarter of Section 17, Township 8 North, range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Lot 1 and running thence East along the South Line of Lincoln Avenue, 125 feet; thence at right angles South 120 feet; thence at right angles West 125 feet to the east line of the public alley 120 feet to the place of beginning, situate, lying and being in the City of Peoria, County of Peoria, and State of Illinois.

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

Waivers

1. Waiver to reduce the required front yard setback from 15' to 5' (Section 4.2.4., Building Envelope Standards).
2. Wavier to reduce the required rear yard setback from 25' to 7'6" (Section 4.2.4., Building Envelope Standards).

Conditions

1. Provide parking space dimensions for final site plan.

2. Dumpster screen must meet code requirements (Section 13-40). Screening material should match or compliment the building material of the principal structure.
3. Submit detail for the proposed free-standing sign.
4. Submit a lighting plan prior to issuance of a building permit.
5. Obtain required approvals, including those from IDOT, for proposed curb closures and new curb cuts.
6. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage; and Driveway removals shall include replacing the curb to match the adjacent full-height curb and replacing the sidewalk if necessary to make it ADA compliant.
7. Sign a Setback Encroachment Agreement prior to issuance of a building permit.

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) 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