

AN ORDINANCE AMENDING A SPECIAL USE IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, FOR CHURCH FACILITIES, ORDINANCE NO. 10,086, AS AMENDED, TO INCLUDE A COMMISSARY KITCHEN AND SCHOOL FOR THE ARTS, FOR THE PROPERTY LOCATED AT 3601 N NORTH STREET (PARCEL IDENTIFICATION NOS. 14-28-301-003 and 14-28-301-008), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use to include a Day Care 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 December 3, 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 an amendment to an existing Special Use, Ordinance 10,086, as amended, to include a Commissary Kitchen and School for the Arts with the existing Church Facilities for the following described property:

A part of Lot 15 of Benton Corrington Place, being a subdivision of part of the Southwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point on the South line of said Lot 15, 555.8 feet East of the Southwest corner of said Lot; thence North and parallel with the West line of said Lot, a distance of 155.42 feet to the North line of said Lot; thence East, along the North line of said Lot, a distance of 556 feet; more or less, to a point found 261.3 feet West of the West line of North Street; thence South, parallel with the West line of said Lot, 155.43 feet to a point on the South Line of said Lot, found 261.59 feet West of the West line of North Street; thence West along the South line of said Lot, 556 feet, more or less, to the point of beginning; situate, lying and being in the Township of Richwoods, County of Peoria, and State of Illinois.

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

1. School for the Arts may not store or use materials which exceed the limits allowed by a B (Business) Occupancy as defined by the building and fire safety codes adopted by the City of Peoria.
2. Each sink, made available to the School for the Arts users, shall have a well visible sign stating "Do Not Dump Paint and Solvents Down the Drain".
3. On-site dining affiliated with the commissary kitchen is not permitted.
4. Commissary Kitchen operator must maintain Food Safety License from the Peoria City/County Health Department.

5. Repaint the striping for parking lot spaces.
6. Provide 1 accessible parking space per 25 standard parking spaces. Accessible parking spaces shall have markings and signs clearly visible pursuant to City of Peoria Code Appendix A, Section 8.1.5.E.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use, as amended, 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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel