

ORDINANCE NO. 17,213

AN ORDINANCE GRANTING A SPECIAL USE FOR PROPERTY LOCATED AT Property Identified as Parcel Identification Numbers 18-03-156-002 through -005; and 18-03-156-12 through -014, commonly known as 1201, 1203, and 1211 NE Perry Avenue, 710 Voris Street, 1206, 1208, 1210 NE Glendale Avenue, PEORIA, IL IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT to add a pavilion to an existing church.

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is now zoned in a Class R-6 (Multifamily Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to grant a Special Use to add a pavilion to an existing church under the provisions of Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on March 6, 2014, with respect to said petition, which hearing was held 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Zoning Commission has submitted its report of said public 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:

Section 1. That a Special Use to add a pavilion to an existing church is hereby granted, with conditions, for following described property:

1201 NE Perry St and 1211 NE Perry St
Lot 4 and Lot 6 of Hall and Hudson's
Addition to the City of Peoria; lying, situate and
being in the City of Peoria, County of Peoria and
State of Illinois.
Permanent Tax numbers: 18-03-156-012
18-03-156-014

1203 NE Perry St
Lot Five (5) in Range One (1) in Hall and Hudson's Addition
To the City of Peoria; situate, lying and being in the
City of Peoria, County of Peoria and State of Illinois.

Permanent Tax numbers: 18-03-156-013

710 Voris St

The Southeast ½ of lot 6, Range 2 Hall and Hudson's Addition, in the Northwest ¼ of Section 3, Township 8 North, Range 8 East

Township of City of Peoria

Permanent Tax No.: 18-03-156-002

1206 NE Glendale Ave

Lot 5, Range 2, Hall & Hudson's ADD.

NW ¼ Sec 3-8-8E

Lying and being in the City of Peoria, County of

Peoria, and State of Illinois

Permanent Tax No.: 18-03-156-003

1208 NE Glendale Ave

The Southwest 30 feet of Lot 4 range 2 of Hall & Hudson's Addition in the Northwest Quarter of Section 3, Township 8 North, Range 8 East of the

Fourth Principal Meridian

Township of City of Peoria

Permanent Parcel Number: 18-03-156-004

1210 NE Glendale Ave

NE 27' Lot 4, Range 2, Hall & Hudson's ADD. NW ¼ Section 3, Township 8 North, Range 8 East

Township of City of Peoria

Permanent Tax No.: 18-03-156-005

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

Conditions:

1. The building shall resemble the same shown in the provided elevations.
2. The concrete pad must be fixed; or removed and replaced with vegetative ground cover, such as grass.
3. In lieu of screening material, the dumpster may be screened using evergreen shrubs.

Waiver:

Waiver of requirement to screen the dumpster with material 8-feet in height the matches or compliments the existing structures.

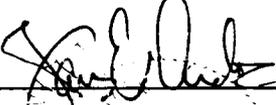
Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R-6 (Multifamily Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

14th DAY OF April, 2015.

APPROVED:



Mayor

ATTEST:



City Clerk

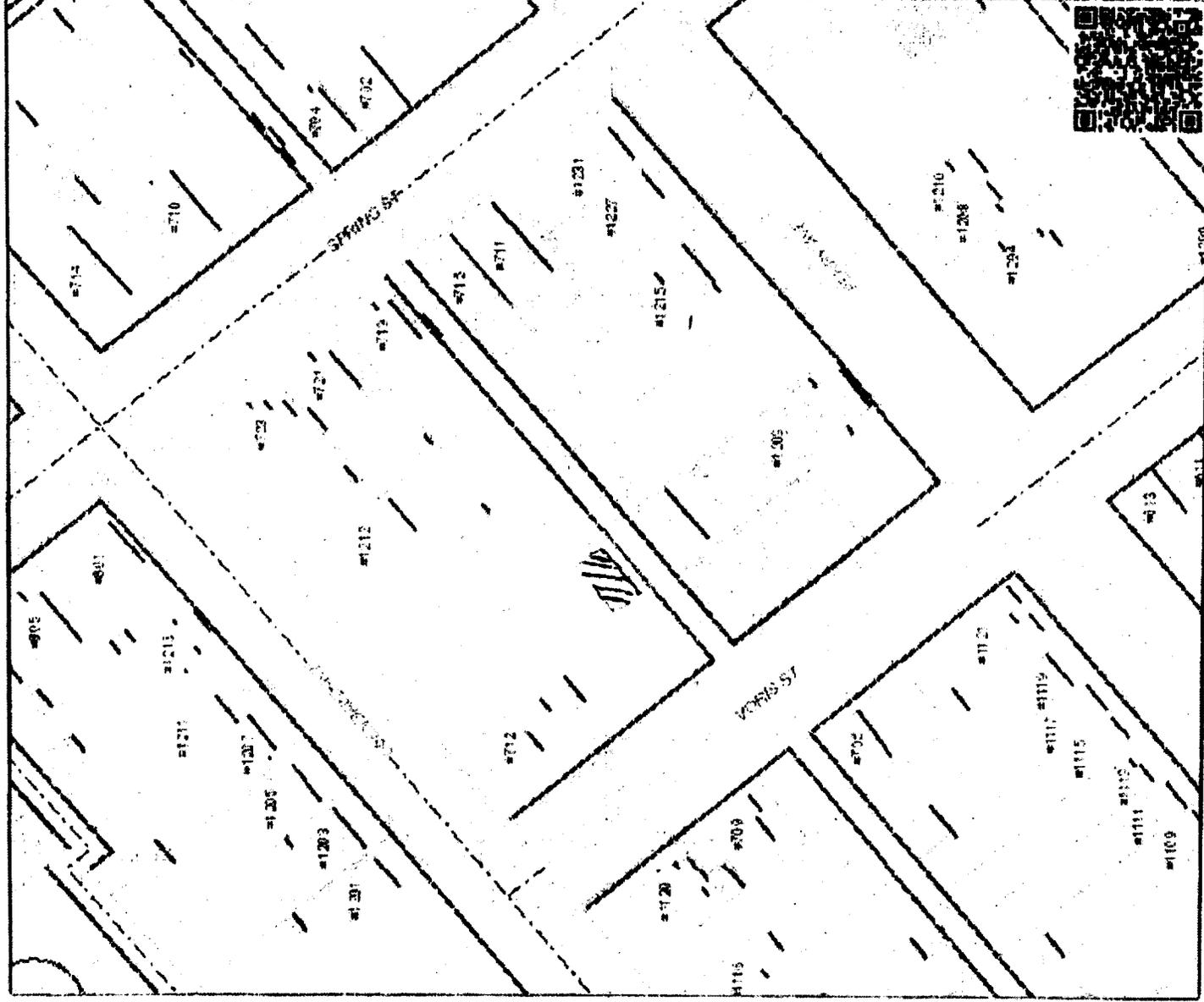
EXAMINED AND APPROVED:



Corporation Counsel



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Disclaimer: Data is provided 'as is' without warranty of any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Pierce County GIS System

Map Scale
1 inch = 99 feet
6/28/2013

Peoria County, IL



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2/28/2014