

AN ORDINANCE GRANTING A SPECIAL USE FOR A NEIGHBORHOOD YOUTH CENTER IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1825 N NEW YORK AVENUE (PARCEL IDENTIFICATION NO. 18-04-226-015), PEORIA, ILLINOIS.

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use as directed by Section 2.10 of Appendix A, the Unified Development Code, of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on June 7, 2018, 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.

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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 for a Neighborhood Youth Center is hereby granted for the following described property:

BUCKNERS ADD NE 1/4 SEC 4-8-8E LOT 5 BLK 2 (88-20287)

Said Ordinance is hereby amended per the submitted Site Plan and photos (Exhibit A) with the following conditions;

1. One freestanding sign is permitted, not to exceed 20 square feet in area and 5 feet in height. A separate sign permit is required.
2. Plans, prepared by a registered design professional, are required for this project to address occupancy change from residential to the new intended occupancy.

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 the amended Official Development Plan 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 OF _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel