

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT, FOR A SOUP KITCHEN, FOR THE PROPERTY LOCATED AT 1825 NE ADAMS STREET (PARCEL INDEX NOS. 18-03-276-004 THROUGH -011 AND 18-03-276-021 THROUGH -029), PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

WHEREAS, the property herein described is now zoned in a Class I-2 (Railroad/Industrial) and CG (General Commercial) District; and

WHEREAS, a petition was received requesting a Special Use Class I-2 (Railroad/Industrial) District, for a Soup Kitchen; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.9 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on December 1, 2016, 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 Planning and 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. A Special Use is hereby granted for a Soup Kitchen, with conditions, for following described property:

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE ½ LOT 4 BLK 132 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E SW ½ LOT 3 BLK 132 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE ½ LOT 3 BLK 132 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG MOST NLY COR LOT 1 BLK 132: TH SW 50' SE 112' NE 50' NW 112' TO POB PT LOT 1

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E LOTS 9 THRU 12 BLK 132 & VAC ST GILES ST LYING ADJ TERETO (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 90'NW OF MOST SLY COR LOT 7 BLK 133: TH NW 50' NE 74' SE 50' SW 74 TO POB PT LOTS 7-8 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 17' NE OF MOST ELY COR LOT 7 BLK 133: TH NE 27' NW 140' SW 27' SW 140' TO POB PT LOT 8 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG MOST ELY COR LOT 8 BLK 133: TH NE17' NW 140' SW 30' SE 140' TO POB PT LOTS 8-9 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E BEG 8'NE OF MOST ELY COR LOT 8 BLK 133: TH NW 177.5' NE 30' SE 177.5' SW 30' TO POB PT LOT 9 BLK 133 (87-27369)

BIRKET'S 2ND ADD NE ¼ SEC 3-8-8E NE 10' LOT 9 & SW 20' LOT 10 BLK 133 (87-27369)

Said Ordinance is hereby approved per the submitted site plan and application, with the following conditions:

1. Improve parking lot surface and striping.
2. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
3. Comply with UDC Section 8.2.8. Parking lot perimeter landscaping.
4. Screen mechanicals and dumpsters.
5. Soup Kitchen is limited to the portion of the property that is zoned I-2 (Railroad/Warehouse Industrial).

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class I-2 (Railroad/Warehouse Industrial) 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

_____ DAY OF _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel