

ORDINANCE 17,589

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A SCHOOL FOR THE ARTS FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-03-310-015, WITH AN ADDRESS OF 919 NE JEFFERSON AVENUE, PEORIA, IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a School for the Arts under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, a School for the Arts is not a public or private preschool or elementary or secondary school as defined in 720 ILCS 5/11 - 9.3(d-15) and the establishment of any such school would require the granting of an additional special use for such school; and

WHEREAS said Planning & Zoning Commission held a public hearing on May 3, 2018, 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 School for the Arts is hereby approved for the following described property:

Lots 1 through 6 of Block 87 of Morton Voris & Laveille's Addition being a part of the Southwest ¼ of Section 3, Township 8 North, Range 8 East of the 4th Principal Meridian, located and situated in Peoria County, Peoria, IL.

PIN: 18-03-310-015

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

- 1) Repair parking area and access to be free from potholes, ruts, channels, growth of vegetation, other similar obstructions.
- 2) If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) All parking spaces must be striped in accordance with regulations.
- 4) Repair or remove the exterior chain link fence.

- 5) Waiver to allow existing street trees on Jefferson Ave and Evans Street to satisfy landscaping requirements.
- 6) Waiver to allow exterior lighting to remain. Any additions or changes to exterior lighting must meet current zoning regulations. i.e. footcandles
- 7) Waiver to allow existing building setbacks for the front yard on Jefferson and the rear yard, which are not in compliance with the R-6 zoning district regulations.
- 8) Waiver to eliminate parking lot perimeter landscape screen.


Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-6 (Multi-Family Residential) 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

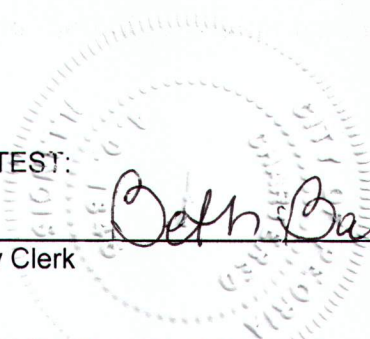
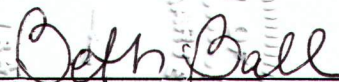
12th DAY June, 2018.

APPROVED:




Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:



Corporation Counsel