

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN URBAN FARM FOR THE PROPERTIES LOCATED AT 1005 S BROWN ST, 1007 S BROWN ST, 1412 W ANTOINETTE ST, 1414 W ANTOINETTE ST, 1418 W ANTOINETTE ST, 1420 W ANTOINETTE ST, 1424 W ANTOINETTE ST, 1428 W ANTOINETTE ST, 1500 W ANTOINETTE ST, 1502 W ANTOINETTE ST, 1504 W ANTOINETTE ST, 1506 W ANTOINETTE ST, AND 1508 W ANTOINETTE ST, (PARCEL IDENTIFICATION NOS. 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-176-004, 18-17-176-003, AND 18-17-176-002,) PEORIA, IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Urban Farm 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 February 7, 2019, 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 an Urban Farm is hereby approved for the following described property:

1005 S Brown St: BROWN'S SUB NW 1/4 SEC 17-8-8E COMG 88' S OF NE COR LOT 1: TH S 54' W 60' N 54' E 60' TO POB PT LOTS 1-2

1007 S Brown St: BROWN SUB NW 1/4 SEC 17-8-8E LOTS 3-4 & N 8' LOT 5 BLK 3

1412 W Antoinette St: BROWN SUB NW 1/4 SEC 17-8-8E N 81' LOT 1

1414 W Antoinette St: BROWN SUB NW 1/4 SEC 17-8-8E BEG NE COR LOT 2: TH S 88' W 20' S 54' W 20' N 142' E 40' TO POB PT LOT 2

1418 W Antoinette St: BROWN SUB NW 1/4 SEC 17-8-8E BEG 40' W OF NW COR LOT 1: TH W 42' S 142' E 42' N 142' TO POB PT LOT 2

1420 W Antoinette St: BROWN SUB NW 1/4 SEC 17-8-8E W 40' LOT 2

1424 W Antoinette St: MONROES SUB NW 1/4 SEC 17-8-8E LOT 1

1428 W Antoinette St: MONROES SUB NW 1/4 SEC 17-8-8E LOT 2

1500 W Antoinette St: MONROE'S SUB NW 1/4 SEC 17-8-8E BEG NE COR LOT 3: TH S 98' W 25.5' N 46' E 2.5' N 52' E 23' TO POB PT LOT 3

1502 W Antoinette St: MONROE'S SUB NW 1/4 SEC 17-8-8E COMG NW COR LOT 3: TH S 98' E 23' N 46' E 2.5' N 52' W 25.5' TO POB PT LOT 3

1504 W Antoinette St: MONROE'S SUB NW 1/4 SEC 17-8-8E E 1/2 LOT 4

1506 W Antoinette St: MONROE'S SUB NW 1/4 SEC 17-8-8E W 1/2 LOT 4

1508 W Antoinette St: CAROTHERS SUB NW 1/4 SEC 17-8-8E E 43' LOTS 1-2 BLK B

All situated in the Fourth Principal Meridian, County of Peoria, City of Peoria, State of Illinois.

PINS: 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-176-004, 18-17-176-003, AND 18-17-176-002

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

- 1) Replace any deteriorated or non-ADA-compliant sidewalks and curbs along all property frontages including Antoinette, Brown, Hickory, and Shelley. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
- 2) Install a sidewalk along the frontage of Hickory Street.
- 3) Waiver to increase the height of the fence along Brown Street from 4 feet to 6 feet.

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) Districts 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

_____ DAY _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel