

**ORDINANCE NO. 17,993**

**AN ORDINANCE AMENDING EXISTING USE WITH APPROVALS AS A SPECIAL USE WITH WAIVERS IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-8 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR AN EXISTING NEIGHBORHOOD CENTER TO ALLOW PARKING LOT IMPROVEMENTS, A NEW ACCESSORY STORAGE STRUCTURE AND TO ADD PROPERTY TO THE BOUNDARY OF THE SPECIAL USE FOR THE PROPERTY LOCATED AT 800 AND 816 NE MADISON AVE, 803 AND 809 NE JEFFERSON AVE (PARCEL IDENTIFICATION NOS. 18-03-353-007, 18-03-354-001, 18-03-354-003, 18-03-354-012, 18-03-354-013) WITH THE PROPERTY TO BE ADDED LOCATED AT 724 AND 814 NE MADISON AVE, 801 AND 815 NE JEFFERSON AVE, AND 406 WAYNE ST (PARCEL IDENTIFICATION NOS. 18-03-353-006, 18-03-354-002, 18-03-354-011, 18-03-354-014, AND 18-03-354-009), PEORIA IL.**

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-Family Residential) District and a Class R-8 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to existing Use with Approvals as a Special Use for a Neighborhood Center 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 July 7, 2022, 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 amendment to the 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 an amendment to existing Use with Approvals as a Special Use for Neighborhood Center is hereby approved for the following described property:

Lot 2, 3, 4, 7, 8, 9, 10 and 24 feet of even width by full depth off of the Southwesterly side of Lot 11 all in Block 62 in Morton, Voris and Laveille's Addition to the City of Peoria. Having Parcel Nos. 18-03-354-001, 18-03-354-002, 18-03-354-003, 18-03-354-012, 18-03-354-013, 18-03-354-014.

The Northwesterly 40 feet of Lot 1 in Block 62 in Morton, Voris and Laveille's Addition to the City of Peoria. Having Parcel No. 18-03-354-009.

A part of Lot 1 in Block 62 in Morton, Voris and Laveille's Addition to Peoria, more particularly bounded and described as follows, to-wit: Commencing at the most Southerly corner of said Lot 1 at the corner of Jefferson and Wayne Streets; thence Northeasterly along the line of Lot 1 on Jefferson Street 57 feet to the dividing line between Lots 1 and 2 in said Block; thence Northwesterly along said dividing line to a point 93 feet from the Southeasterly line of the alley in said Block; thence Southwesterly parallel with Jefferson Street 57 feet to the line of said Lot on Wayne Street; thence Southeasterly along the line of said Lot on Wayne Street to the Place of Beginning; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois. Having Parcel No. 18-03-354-011.

The Northeasterly 3 feet of Lot 11 and all of Lot 12 in Block 41 in Morton, Voris and Laveille's Addition to the City of Peoria. Having Parcel No. 18-03-353-007.

The Northeasterly one - half of Lot 11 in Block 41 in Morton, Voris and Laveille's Addition to the City of Peoria except the Northeasterly 3 feet thereof; situated in the City of Peoria, County of Peoria and State of Illinois. Having Parcel No. 18-03-353-006.

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

**Conditions:**

1. Replace all non-ADA compliant sidewalks along property frontages, within three years of approval of the special use.
2. Submit a parking plan with two bicycle parking spaces and dimensions of parking spaces and access aisles for compliance with Section 8.1 Off-Street Parking and Loading.
3. New trees in the ROW must be a species approved by the Public Works Department.
4. For the property on the south side of the alley between Wayne Street and Morgan Street, existing landscaping conditions are accepted, until such lot or lots are developed, at which time, development shall include a landscaping plan. Expansion of the recreational use will be subject to buffering requirements.
5. Obtain a Certificate of Occupancy for Classroom use at 814 NE Madison.
6. Health services in the Neighborhood Center may not expand beyond the four rooms (570 square feet) originally used for medical purposes at 800 NE Madison.
7. Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
8. Site improvements will require stormwater management in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance.
9. No additional permanent signs shall be allowed, other than are approved by waiver or future amendment to this special use.

**Waivers:**

1. Waiver from the Transitional Bufferyard requirement to allow the existing 4ft tall chain link fence in lieu of a solid fence in the bufferyard of 816 NE Madison.
2. Waiver from sign standards for a Residential Special Use to allow continuance of the existing freestanding sign on the corner of 800 NE Madison Ave which may not exceed 24 square feet in area and 6 feet in height and to allow two wall signs consistent with existing sign sizes at 800 NE Madison Ave.
3. Waiver from building envelope standards to allow the setbacks of existing structures on 800, 814, and 816 NE Madison Ave.
4. Waiver to eliminate the parking lot perimeter landscaping requirement for the west parking lot, corner of NE Madison Ave and Wayne St, until such time that the parking lot is expanded or replaced.
5. Waiver to eliminate the transitional buffer yard requirement for the west parking lot, corner of NE Madison Ave and Wayne St, until such time that the adjacent property at 724 NE Madison Ave is developed.

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 and a Class R-8 (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

9TH DAY AUGUST, 2022.

APPROVED:

*Rita Ali*  
Mayor

ATTEST:

*Stephanie Jarr*  
City Clerk

EXAMINED AND APPROVED:

*Chrissie L. Kapuska*  
Corporation Counsel