



Legislation Details (With Text)

File #: 14-116 **Version:** 1 **Name:**
Type: Ordinance **Status:** Adopted
File created: 3/13/2014 **In control:** City Council
On agenda: 4/14/2015 **Final action:**
Title: A. REQUEST TO REMOVE Item No. 14-116 from the TABLE; and

B. Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from Staff and No Recommendation from the Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-6 (Multi-Family Residential) District to Add a Pavilion to an Existing Church for the Property Identified as Parcel Identification Numbers 18-03-156-002 through -005; and 18-03-156-12 through -014, Commonly Known as 1201, 1203, and 1211 NE PERRY AVENUE, 710 VORIS STREET, 1206, 1208, 1210 NE GLENDALE AVENUE, Located within Peoria, Illinois.

Sponsors:

Indexes: Goal 3 - Beautiful Peoria, Reinvest in neighborhoods

Code sections: Appendix C - Land Development Code

Attachments: 1. ORD NO 17,213 (14-116), 2. Nazarene Ordinance, 3. March 6, 2014 ZC Minutes, 4. Council minutes 03 25 14 - 1213 Glendale

Date	Ver.	Action By	Action	Result
4/14/2015	1	City Council	substitute motion	Pass
4/14/2015	1	City Council	adopted as amended	Pass
3/25/2014	1	City Council	tabled	Pass

ACTION REQUESTED:

- A. REQUEST TO REMOVE Item No. 14-116 from the TABLE; and
- B. Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from Staff and No Recommendation from the Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-6 (Multi-Family Residential) District to Add a Pavilion to an Existing Church for the Property Identified as Parcel Identification Numbers 18-03-156-002 through -005; and 18-03-156-12 through -014, Commonly Known as 1201, 1203, and 1211 NE PERRY AVENUE, 710 VORIS STREET, 1206, 1208, 1210 NE GLENDALE AVENUE, Located within Peoria, Illinois.

BACKGROUND:

PROPERTY CHARACTERISTICS

The subject property is 1.27 acres. The south portion of the site is currently developed with a church, parking lot, and storage building; and the north portion of the property is currently undeveloped. The property is currently zoned R-6 (Multi-Family) District; and is surrounded by the R-6 (Multi-Family) District; except for the northern portion of the property, where it is zoned R-4 (Single Family) District. The comprehensive plan designation for the site is medium density residential.

The site contains an existing church with accessory building and parking lot. It also contains a concrete pad from a former garage demolition south of the alley, in fair condition; and an existing dumpster that is not currently screened.

PROPOSED USE

An open 20' x 40' foot pavilion is proposed to be located on the northern portion of the site, north of the alley. Generally, it will mirror the storage building, opposite the alley, in size and height, and the color will compliment the church building (see attached elevations). The pavilion is proposed to be used for any number of church activities, and proposed to be made available for neighborhood use, as appropriate. No electricity will be added; however, light pole exists immediately across the alley, and will provide light.

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommended APPROVAL of the request, subject to the following conditions:

1. The building shall resemble the same shown in the provided elevations.
2. The concrete pad must be fixed; or removed and replaced with vegetative ground cover, such as grass.
3. The dumpster must be screened with material 8-feet in height the matches or compliments the existing structures.

ZONING COMMISSION ACTION

The Zoning Commission voted 2 to 2 on a motion to approve the request without the condition to screen the dumpster; therefore the Zoning Commission has no recommendation to forward to the City Council.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: Testimony was given that stated concern about how the pavilion will be used; as well as concern that the dumpster should remain accessible for use by the neighborhood.

IMPACT IF APPROVED: A pavilion will be added to the church property, for use by the church, or to be shared with the neighborhood.

IMPACT IF DENIED: The property will remain unchanged.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Attractive Neighborhoods with Character: Safe and Livable

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development