



Legislation Text

File #: 21-011, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Amending a SPECIAL USE in a Class R-3 (Single-Family Residential) District, for Church Facilities, Ordinance No. 10,086, as Amended, to include a COMMISSARY KITCHEN AND SCHOOL FOR THE ARTS, for the Property Located at 3601 N NORTH STREET

(Parcel Identification Numbers 14-28-301-003 and 14-28-301-008), Peoria, IL (Council District 2).

BACKGROUND: The petitioner, Jason McMeen, on behalf of St. Paul's Episcopal Church requests to amend an existing special use for church facilities to include a Commissary Kitchen and a School for the Arts. The existing special use permits a church and affiliated accessory uses. The amendment would allow two additional uses, independent of church operations and services. The Commissary Kitchen would use the existing kitchen facility to prepare pre-ordered meals for retail sale which are picked-up or delivered weekly. The School for the Arts is a request to use existing rooms, in the church building, for creating and teaching art or similar activities.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6-0 to approve the amendment to the special use with the following conditions:

1. School for the Arts may not store or use materials which exceed the limits allowed by a B (Business) Occupancy as defined by the building and fire safety codes adopted by the City of Peoria.
2. Each sink, made available to the School for the Arts users, shall have a well visible sign stating, "Do Not Dump Paint and Solvents Down the Drain".
3. On-site dining affiliated with the commissary kitchen is not permitted.
4. Commissary Kitchen operator must maintain Food Safety License from the Peoria City/County Health Department.
5. Repaint the striping for parking lot spaces.
6. Provide 1 accessible parking space per 25 standard parking spaces. Accessible parking spaces shall have markings and signs clearly visible pursuant to City of Peoria Code Appendix A, Section 8.1.5.E.

See the attached Staff report to the Planning & Zoning Commission and meeting minutes for detailed information.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Two neighbors submitted written comments which were read at the meeting. Comments expressed concern for additional traffic on Florence Avenue in a residential neighborhood. The Commission recommends traffic is monitored on Florence Avenue.

IMPACT IF APPROVED: The existing special use for a Church will be amended to allow a commissary kitchen and school for the arts.

IMPACT IF DENIED: Use of the property for commissary kitchen or school for the arts would not be allowed.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Great Neighborhoods with Character

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

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development