

AN ORDINANCE AMENDING THE SPECIAL USE GRANTED IN ORDINANCE 14,319, AS AMENDED THROUGH ORDINANCE 16,267, IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT, FOR A CHURCH, TO ALLOW A NEW MONUMENT SIGN, FOR THE PROPERTY LOCATED AT 6001 N. UNIVERSITY (14-17-326-006), 1315 W CHEROKEE LANE (14-17-326-007), AND 1318 W CHEROKEE LANE (14-17-327-001), PEORIA, ILLINOIS.

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, the Planning and Zoning Commission has been petitioned to amend a Special Use for a an existing church to allow a new monument sign under the provisions of Article 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on July 7, 2015, with respect to said petition, which hearing was held 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public 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:

Section 1. That a Special Use is hereby amended, with one Waiver, as per the attached site plans and elevations, with a WAIVER from Peoria Zoning Ordinance Section 17.11.C. to allow the sign to be 40 square feet instead of 20 square feet in area, for following described property:

Legal Descriptions for St. Vincent de Paul Parish and School

6001 North University Street (PIN: 14-17-326-006)

Commencing at the N. E. corner of the S. W. ¼ of Section 17, Twp 9 N. Range 8 East of the 4th P.M., thence North 87° 57' West 400 ft. along the center line of Northmoor Rd. to the P. O. B. of the property to be described, thence continuing North 87° 57' West 395.01 ft. to a Point, thence South 0° 31' West

425 ft. to a Point, thence North 87° 57' West 19.98 ft. to a Point, thence South 0° 31' West 489.17 ft. to a Point, thence South 88° 18' 28" East 484.48 ft. to a Point, thence North 220.00 ft. to a Point, thence South 88° 18' 29" East 339.40 ft. to a Point on the center line of N. University Ave. thence North along the center line of said N. University Ave., 410.00 ft. to a Point, thence North 87° 57' West 400 ft. to a Point, thence North 280.00 ft. to the P. O. B. of the property described, said property containing 12.67 Acres, more or less, and being subject to the public's right in the West ½ of University Ave. and the public's right in the Southerly ½ of Northmoor Rd., and being situated in the County of Peoria and State of Illinois.

1315 W. Cherokee Lane (PIN: 14-17-326-007)

Part of the Southwest Quarter of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the center of said Section 17, thence South 690 feet; thence North 88 degrees 18 minutes 29 seconds West, 190 feet to the Point of Beginning of the tract to be described; thence South 110 feet, thence North 88 degrees 18 minutes 29 seconds West, 149.4 feet; thence North 110 feet; thence South 88 degrees 18 minutes 29 seconds East, 149.4 feet to the Point of Beginning; situated in the County of Peoria, in the State of Illinois.

1318 W Cherokee Lane (PIN: 14-17-327-001)

Parcel 1:

Part of the Southwest Quarter (SW 1/4) of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the center of said Section 17; thence South 910 feet; thence North 88 degrees 18 minutes 29 seconds West, 190 feet to the point of beginning of the tract of land to be described; thence continuing North 88 degrees 18 minutes 29 seconds West 149.40 feet; thence North 110 feet; thence South 88 degrees 18 minutes 29 seconds East, 149.40 feet; thence South 110 feet to the point of beginning; situate, lying and being in the City of Peoria, and State of Illinois.

Parcel 2:

Easement for ingress and egress as created by the Deed from Pearl M. Shea to William J. Kumpf and Eleanor June Kumpf, his wife, dated February 17, 1956 and recorded February 20, 1956 in Book 1040, page 154, for the benefit of Parcel 1 over the following described premises: Part of the Southwest Quarter (SW 1/4) of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the center of said Section 17; thence South 810 feet to the point of beginning of the tract of land to be described; thence North 88 degrees 18 minutes 29 seconds West, 339.40 feet; thence North 20 feet; thence South 88 degrees 18 minutes 29 seconds East, 339.40 feet; thence South 20 feet to the point of beginning; situate, lying and being in the City of Peoria, County of Peoria, and State of Illinois.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the 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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel