

AN ORDINANCE AMENDING AN EXISTING ORDINANCE NO. 15,450 IN A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR AN OFFICIAL DEVELOPMENT PLAN WHICH INCLUDES SPECIAL USES FOR CHILDCARE CENTER SERVING THE COMMUNITY AS WELL AS COLLEGE PERSONNEL AND STUDENTS, OFFICES OTHER THAN THOSE SERVING THE INSTITUTION'S PERSONNEL AND STUDENTS, RESEARCH, SCIENTIFIC, EDUCATIONAL OTHER THAN THAT CONDUCTED BY THE STUDENTS, FACULTY OF THE INSTITUTION DESIGNATED IN THE OFFICIAL DEVELOPMENT PLAN, AND A STUDENT CENTER, TO APPROVE BUILDING RENOVATIONS, A BUILDING ADDITION, AND PARKING LOT EXPANSION FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-20-101-002, COMMONLY KNOWN AS ILLINOIS CENTRAL COLLEGE, WITH AN ADDRESS OF 5407 N UNIVERSITY STREET, PEORIA, IL

WHEREAS, the properties herein described are now zoned in a Class N-1 (Institutional) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Official Development Plan under the provisions of Section 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on May 5, 2016, 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 Official Development Plan amendment 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 the existing Official Development Plan to allow for building renovations, a building addition, and parking lot expansion is hereby approved for the following described property:

The North Half of the Northwest Quarter of Section 20 in Township 9 North, Range 8 East of the Fourth Principal Meridian in Peoria County, Illinois, Excepting 13 acres of land in the Southeast corner of the above described tract of land, said 13 acres of land being 26 rods in width North and South, fronting on the public road, and being 80 rods in depth East and West, Also Excepting that part conveyed and transferred in document nos. 67-1759 and 81-12821; all situated in the County of Peoria and State of Illinois.

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

- 1) Prior to constructing the future parking lot, a landscape plan, in compliance with the Zoning Ordinance, must be submitted for review and approval.

- 2) Additional landscaping to be planted along the south property line to provide a vegetative buffer and stormwater mitigation for adjacent properties on Shenandoah Drive. Landscaping plan to be reviewed and approved through site plan review board.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described premises, with exception to amended Official Development Plan 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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel