

ORDINANCE NO. 16,275

AN ORDINANCE WHICH A: AMENDS ORDINANCE NO. 14,109 FOR PROPERTY LOCATED AT 6915 N ALLEN ROAD, PEORIA, ILLINOIS, A SPECIAL USE FOR CHURCH FACILITIES IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO INCLUDE ADDING LAND FOR PARKING OBTAINED FROM PART OF THE ABUTTING PROPERTY TO THE SOUTH; AND B: AMENDS ORDINANCE NO. 15,927 FOR PROPERTY LOCATED AT 6847 N ALLEN ROAD, PEORIA, ILLINOIS, A SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A SHELTER FOR WOMEN, CHILDREN, AND CHILDCARE FOR RESIDENTS AND CLIENTS BY SUBTRACTING LAND BEING ADDED TO THE ABUTTING PROPERTY TO THE NORTH.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District and R-6 (Multi-Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.15 of Appendix B, the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on May 1, 2008, 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.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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 amendment to an existing Special Use Ordinance #14,109, 6915 N. Allen Road, is hereby granted for church facilities to include adding land for parking obtained from the abutting property to the south for the following described property:

COMBINED LEGAL DESCRIPTION OF 8.021 ACRE TRACT & PROPOSED 0.568 ACRE TRACT

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION SEVEN (7), THENCE SOUTH 00°-13'-00" EAST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SEVEN (7), 1069.64 FEET; THENCE NORTH 89°-56'-00" WEST, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE

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SOUTH 00°-13'-00" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 500.00 FEET; THENCE NORTH 89°-56'-00" WEST, 66.00 FEET; THENCE SOUTH 00°-13'-00" EAST, 80.00 FEET; THENCE NORTH 89°-56'-00" WEST, 309.52 FEET; THENCE NORTH 00°-13'-00" WEST, 80.00 FEET; THENCE NORTH 89°-56'-00" WEST, 546.08 FEET; THENCE SOUTH 52°-02'-36" WEST, 185.96 FEET; THENCE NORTH 00°-11'-59" WEST, 209.19 FEET; THENCE NORTH 66°-59'-38" EAST, 1034.33 FEET; THENCE SOUTH 89°-56'-00" EAST, 115.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 8.589 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

And amending a Special Use Ordinance #15,927, 6847 N. Allen Road, for a shelter for women, children, and childcare for residents and clients by subtracting land being added to the abutting property to the north for the following described property:

LEGAL DESCRIPTION OF 2.932 ACRE TRACT

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 7, THENCE SOUTH 00°-13'-00" EAST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1569.64 FEET; THENCE NORTH 89°-56'-00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF A 3.500 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN TRACT SURVEY BOOK 25, PAGE 15 IN THE PEORIA COUNTY RECORDER'S OFFICE, SAID NORTHEAST CORNER BEING ALSO THE WEST RIGHT OF WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-13'-00" EAST, ALONG THE EAST LINE OF SAID 3.500 ACRE TRACT AND SAID WEST RIGHT OF WAY LINE, 406.00 FEET TO THE SOUTHEAST CORNER OF SAID 3.500 ACRE TRACT; THENCE NORTH 89°-56'-00" WEST, ALONG THE SOUTH LINE OF SAID 3.500 ACRE TRACT 375.52 FEET TO THE SOUTHWEST CORNER OF SAID 3.500 ACRE TRACT; THENCE NORTH 00°-13'-00" WEST, ALONG THE WEST LINE OF SAID 3.500 ACRE TRACT, 326.00 FEET; THENCE SOUTH 89°-56'-00" EAST, 309.52 FEET; THENCE NORTH 00°-13'-00" WEST, 80.00 FEET TO THE NORTH LINE OF SAID 3.500 ACRE TRACT; THENCE SOUTH 89°-56'-00" EAST, ALONG SAID NORTH LINE, 66.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.932 ACRE, MORE OR LESS.

Per the submitted Site Plan Attachment "A" and the following conditions:

1. Landscaping adjacent and immediately south of the proposed parking lot must screen the proposed parking lot from the property to the south.
2. Cross easement agreement between the church and the property to the south must be provided to the Planning and Growth Management Department.
3. Storm sewer easements must be approved prior to work commencing.
4. All parking for the disabled must meet the requirements of the Illinois Accessibility Code and the City of Peoria Zoning Ordinance as to parking space size, configuration and signage.

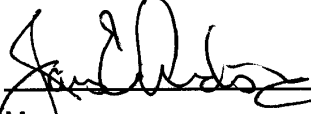
Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District and R-6 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to the amended Special Use herein permitted.

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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
27TH DAY OF MAY, 2008.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

