

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR OUTDOOR RECREATION FOR THE PROPERTY IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO 08-35-100-033 WITH AN ADDRESS OF W GRANGE HALL ROAD, PEORIA, ILLINOIS

WHEREAS, the properties herein described are now zoned in a Class C1 (General Commercial) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for Outdoor Recreation under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on July 6, 2017, with respect to said petitions, 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

WHEREAS, said Planning and 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 a Special Use for Outdoor Recreation in the Class C1 (General Commercial) District is hereby granted for following described property:

Legal Description of Special Use:

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 35, THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 778.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, A DISTANCE OF 70.00 FEET, TO THE EAST RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING; (THE FOLLOWING 3 COURSES ARE ALONG SAID EAST RIGHT OF WAY LINE) THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 76.51 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 276.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 615.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 24 SECONDS WEST, A DISTANCE OF 352.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 620.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.985 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

PART OF PIN. 03-35-100-033 (W GRANGE HALL RD)

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A), Elevation Drawings (Attachment B), Detail Drawings (Attachment C), and with the following conditions and waivers:

- 1) A compliant final landscaping plan (per Section 8.2.4.) must be submitted and approved prior to the issuance of building permits.
- 2) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.
- 3) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 4) The site must adhere to all requirements of Site Lighting (per Section 8.5.).
- 5) Final site plans, elevations, and building materials shall be submitted to the Zoning Administrator for review and approval through an administrative review process prior to building permit issuance. The applicant may appeal the Zoning Administrator's decision to the City Council if they disagree with the determination.
- 6) The Fire Department requires building construction types and fire-flow calculations from IL-AWC to determine the number and distribution of fire hydrants.
- 7) Fire apparatus access roads shall meet requirements of International Fire Code 2012 Appendix D.
- 8) Access from Orange Prairie Road (controlled access roadway) must be coordinated with the City of Peoria Traffic Engineer in order to determine an acceptable driveway location. This coordination will also determine whether the site requires median cuts on Orange Prairie, turn lanes, shared access with adjacent properties, etc.
- 9) Waiver to allow light poles at a height of 40 feet adjacent to the cart tracks noted on the site plan.
- 10) Waiver to allow fencing at a height of 17 feet at the batting cages noted on the site plan.
- 11) Sound Restriction:

The site shall comply with the Maximum Permitted Sound Levels described in Section 15-68(a) of the Peoria City Code to the unlicensed motorized recreational vehicles that are utilized on the Property. The sound level shall not exceed 85 decibels measured at a distance of 50 feet from the property line in the direction of the affected property owner and shall be measured at an elevation of 48" above grade. If the Maximum Permitted Sound Level is exceeded, the Owner has 10 days after notification to comply with the sound levels described in Peoria City Code Section 15-68(a). If Owner fails to comply within 10 days of notification, the vehicles attributed to the sound level excess will not be allowed to operate until it is confirmed by the Zoning Director that modifications were completed and the sound levels are in compliance.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C1 (General Commercial) 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 _____, 2017

APPROVED:

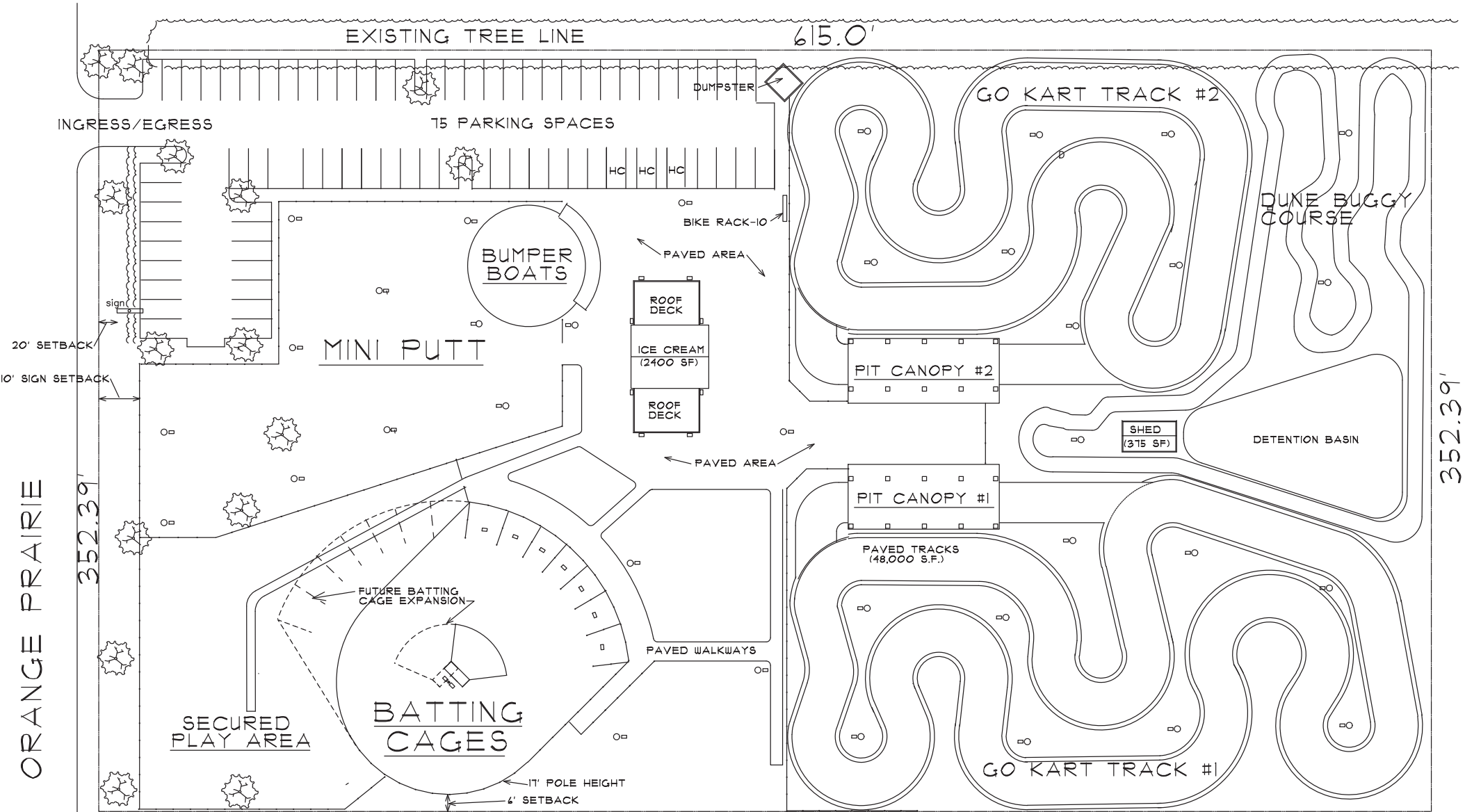
Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel



ORANGE PRAIRIE

352.39'

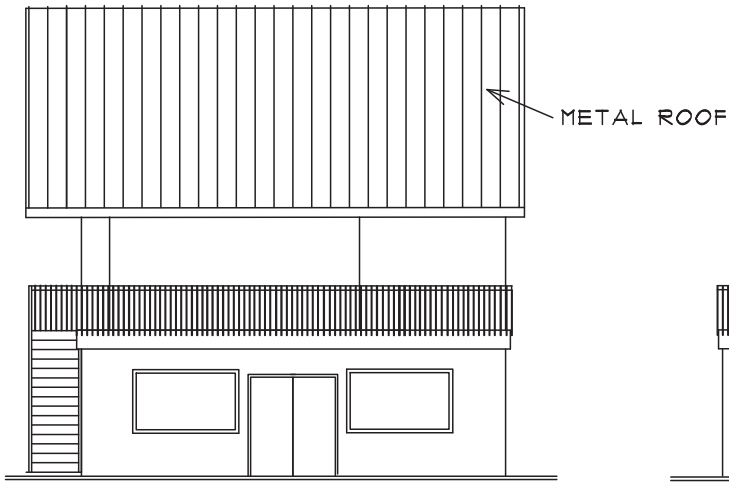
352.39'

615.0'

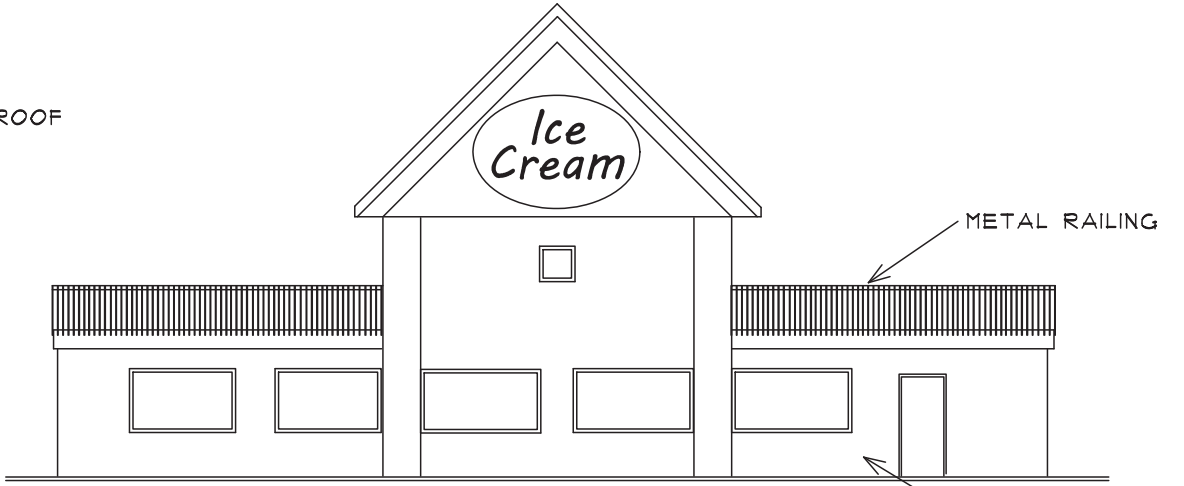
100 50 25 25
 SCALE: 1" = 40'



AMUSEMENT PARK with
 GO KART, BATTLING CAGES,
 MINI-PUTT and ICE CREAM



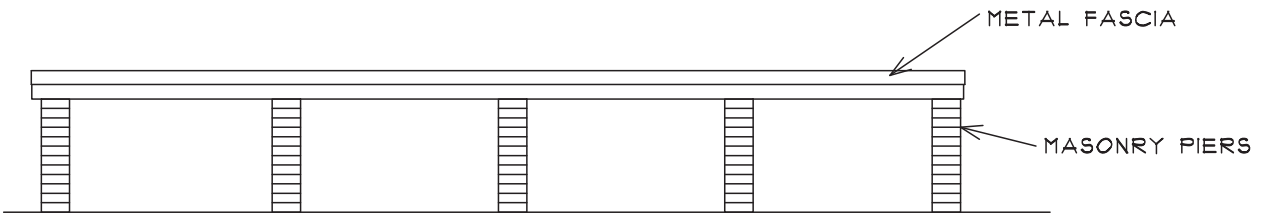
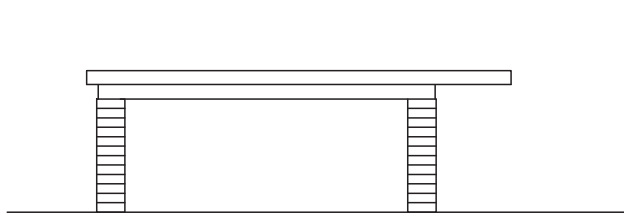
METAL ROOF



METAL RAILING

STUCCO WALLS

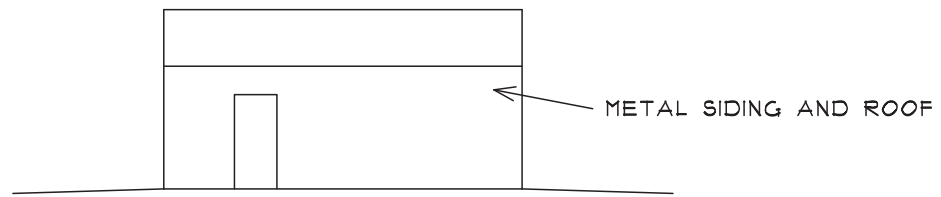
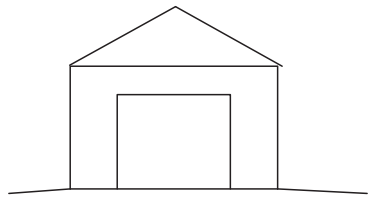
ICE CREAM/SALES (30' X 10')



METAL FASCIA

MASONRY PIERS

PIT CANOPY (30' X 66')

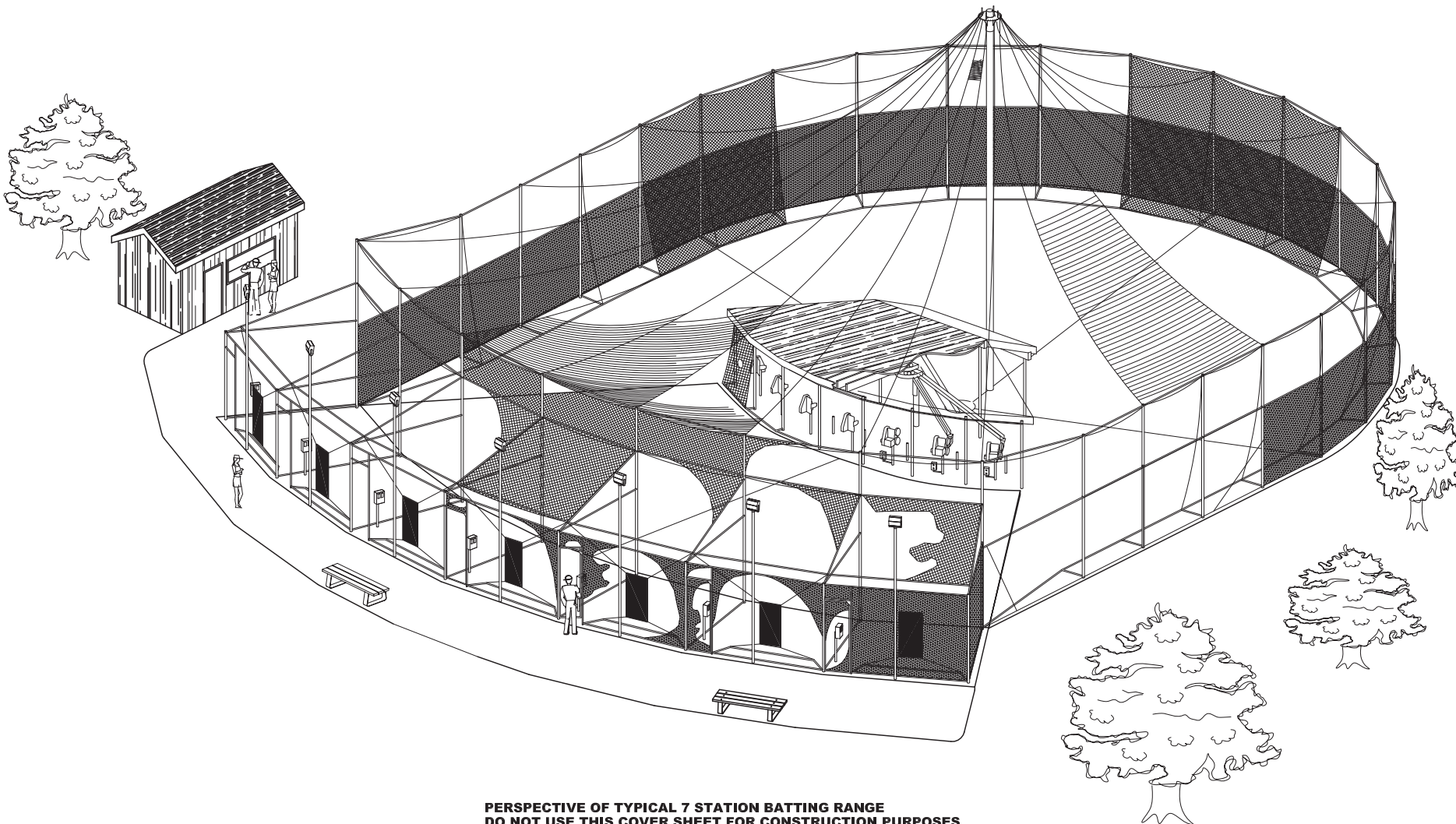


METAL SIDING AND ROOF

MAINTENANCE SHED (15' X 25')



**9 STATION
BATTING RANGE**
WITH ELEVATION CONTROL



**PERSPECTIVE OF TYPICAL 7 STATION BATTING RANGE
DO NOT USE THIS COVER SHEET FOR CONSTRUCTION PURPOSES**

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REVISION

K

DESIGN ABC

DRAWN ABC

JOB NO.

DATE 4/15/2015

AUTOMATED BATTING CAGES

8811 HUFF AVE NE, SALEM, OR, 97303
PHONE: 503-390-5714, FAX: 503-390-4974



CUSTOMER INFO:

1
7

9 STATION RANGE

Site Plan Data Summary, Amusement Park

Lot Size: 5 Acres

Setbacks

Front: 20'
Sides & Rear 0'

Parking:

Provided Spaces: 75
Spaces at 8 1/2' x 18 1/2' 72
Accessible Spaces 3
Aisle width 24'
Bike Spaces 3+

Calculation Summary:

2100 SF Ice Cream = 21 spaces
Staff = 4 spaces

Patrons:

Mini Putt 72
Batting Cages 18
Karts 60
150 / 3 = 50 spaces

Total Required Spaces = 75

Landscaping

Front $352.39' / 2 = 176$ points required
Intermediate Shade Trees 15 pts x 12 = 180 pts
30" tall hedge at parking
Parking Lot: 75 points required
Shade Trees 20 pts x 4 = 80 pts

Lighting Requirements:Parking Lot:

Surface Minimum ½ fc
Average-to-Minimum uniformity ratio 5:1

Pedestrian Areas:

Average at ground level: 3 fc
Canopy maximum lighting: 25 fc
Maximum Level at Lot Line: ½ fc

Luminaire Control Specification:

-Pole-Mounted: "Full Cut-Off"
-40' max. at Parking Lot and Kart Tracks
-15' max. at pedestrian walkways & activities
-Wall Packs:, "Shielded"

Estimated Traffic Generation:

-35 Car Arrivals/Hour
-35 Car Departures/Hour