

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 15,584 IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO REDUCE THE REQUIRED FRONT YARD SETBACK FOR A PARKING LOT EXPANSION FOR THE PROPERTIES IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-11-200-013 (ADDRESS 7618 N. ROUTE 91), 13-11-201-002 (ADDRESS 7708 N. ROUTE 91), 13-11-201-003 (ADDRESS 7628 N. ROUTE 91), 13-11-201-005 (ADDRESS 7716 N. ROUTE 91), 13-11-201-006 (ADDRESS N. ROUTE 91, 13-11-202-001 (ADDRESS 7810 N. ROUTE 91), 13-11-203-002 (ADDRESS N. ROUTE 91), AND 13-11-203-003 (ADDRESS 7806 N. ROUTE 91), PEORIA, IL.

WHEREAS, the properties herein described are now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use for a Shopping Center 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 October 1, 2015, 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 special use 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 an existing Special Use for a Shopping Center to reduce the front yard setback from 20 feet to 2.1 is hereby approved for the following described property:

A part of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 11; thence 89 degrees 53 minutes 16 seconds East along the North line of the Northeast $\frac{1}{4}$ of said Section 11, a distance of 833.33 feet to a point on the Westerly R.O.W. line of Interstate Route 474; thence South 16 degrees 31 minutes 2 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 157.21 feet; thence South 20 degrees 57 minutes 17 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 305.06 feet to the Point of Beginning of the tract to be described; thence continuing South 20 degrees 57 minutes 17 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 595.16 feet; thence South 25 degrees 5 minutes 25 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 400.50 feet; thence North 89 degrees 48 minutes 32 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 266.77 feet to a point on the Easterly R.O.W. line of Illinois Route 91; thence North 0 degrees 11 minutes 28 seconds East along the Easterly R.O.W. line of Illinois Route 91, a distance of 214.15 feet; thence North 89 degrees 48 minutes 32 seconds West along the Easterly R.O.W. line of Illinois Route 91, a distance of 10.0 feet; thence North 0 degrees 11 minutes 28 seconds East along the Easterly R.O.W. line of Illinois Route 91, a distance of 705.63 feet; thence South 89 degrees 48 minutes 32 seconds East, a distance of 656.38 feet to the

Point of Beginning, containing 10.0 acres, situate, lying and being in the County of Peoria and State of Illinois.

AND

A part of the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of said Section 11; thence South 89 degrees 53 minutes 16 seconds East along the North line of the Northeast Quarter of said Section 11, a distance of 833.33 feet to a point on the Westerly right of way line of Interstate Route 474; thence South 16 degrees 31 minutes 02 seconds West along the Westerly right of way line of Interstate Route 474, a distance of 104.24 feet to the point of beginning of the tract to be described; thence continuing South 16 degrees 31 minutes 02 seconds West along the Westerly right of way line of Interstate Route 474, a distance of 52.97 feet; thence South 20 degrees 57 minutes 17 seconds West along the Westerly right of way line of Interstate Route 474, a distance of 305.06 feet; thence North 89 degrees 48 minutes 32 seconds West a distance of 656.38 feet to a point on the Easterly right of way line of Illinois Route 91; thence North 0 degrees 11 minutes 28 seconds East along the Easterly right of way line of Illinois Route 91, a distance of 335.01 feet; thence South 89 degrees 53 minutes 16 seconds East a distance of 779.42 feet to the point of beginning, as shown on the survey of Zumwalt & Associates, Inc., recorded July 12, 1988 in Tract Survey Book 23, Page 116, as Document No. 88-13708; situated in PEORIA COUNTY, ILLINOIS. Tax I.D. No. 254-13-11-200-009.

AND ALSO BEING DESCRIBED AS:

A part of the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth P.M., being more particularly bounded and described as follows:

Commencing at a found brass disk being the Northwest corner of said Section 11; thence South 89 degrees 53 minutes 16 seconds East (bearings assumed for description purposes only) along the North line of the Northeast Quarter of said Section 11, a distance of 831.86 feet to a point on the Westerly R.O.W. line of Interstate Route 474; thence South 17 degrees 06 minutes 51 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 104.56 feet to the Point of Beginning; thence continuing South 17 degrees 06 minutes 51 seconds West along the Westerly R.O.W. line of Interstate Route 474, a distance of 51.50 feet; thence South 20 degrees 50 minutes 23 seconds West along the said Westerly R.O.W. line of Interstate Route 474, a distance of 305.06 feet to a found pipe; thence North 89 degrees 55 minutes 26 seconds West a distance of 655.27 feet to a found pipe being on the Easterly R.O.W. line of Illinois Route 91; thence North 00 degrees 52 minutes 17 seconds East, along the said Easterly R.O.W. line of Illinois Route 91, a distance of 335.01 feet; thence South 89 degrees 53 minutes 16 seconds East, a distance of 773.86 feet to the Point of Beginning, as shown on the ALTA Survey Dated May 6, 2002, done by Randolph & Associates, Inc., as Project No. 1231.002, situated in Peoria County, Illinois.

NOW KNOWN AS:

Prairie Crossing Sub, Lot 1 – PIN: 13-11-200-013; Address 7618 N. Route 91
Prairie Crossing Sub, Lot 4 – PIN: 13-11-201-002; Address 7708 N. Route 91
Prairie Crossing Sub, Lot 5 – PIN: 13-11-201-003; Address 7628 N. Route 91
Prairie Crossing Sec 2, Lot 4 – PIN: 13-11-201-005; Address 7716 N. Route 91
Prairie Crossing Sec 2, Lot 5 – PIN: 13-11-201-006; Address N. Route 91
Prairie Meadows Sub, Lot 1 – PIN: 13-11-202-001; Address 7810 N. Route 91
Prairie Meadows Sub, Sec 2, Lot 5 – PIN: 13-11-203-002; Address N. Route 91
Prairie Meadows Sub, Sec 2, Lot 4 – PIN: 13-11-203-003; Address 7806 N. Route 91,

All of the foregoing being in the City of Peoria, County of Peoria and State of Illinois.

Parcels for which Special Use Amendment waivers are requested:

Legal Description

Lot 4 in Prairie Crossing, Section Two, being a Subdivision of a part of Lot 3 of the Re-Subdivision of Lot 2 of Prairie Crossing Subdivision and Outlot "A" of Prairie Meadows Subdivision, all being in the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois.
PIN No.: 13-11-201-005 (1.496 Acres); Address 7716 N. Route 91, Peoria, IL

Lot 5 in Prairie Crossing Section Two, being a Subdivision of a part of Lot 3 of the Re-Subdivision of Lot 2 of Prairie Crossing Subdivision and Outlot "A" of Prairie Meadows Subdivision, all being in the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois.
PIN No.: 13-11-201-006 (1.635 Acres); Address N. Route 91, Peoria, IL

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A), and with the following conditions and waiver:

- 1) Add pedestrian crosswalks across the internal access road for pedestrian connectivity.
- 2) Add one additional shade tree along the front yard of Lot 4 (existing restaurant building).
- 3) Waiver to reduce the front yard setback from 20 feet to 2.1 feet for Lots 4 and 5 of the Prairie Crossing Section Two Subdivision.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to amended 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel