

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NO. 14,832, AS AMENDED, IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A WIRELESS COMMUNICATION TO ALLOW A TOWER HEIGHT EXTENSION FOR THE PROPERTY LOCATED AT 1601 W GIFT AVENUE (PARCEL IDENTIFICATION NO.14-32-153-022), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-7 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend a Special Use for a Wireless Communication Tower for a Height Extension under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on May 7, 2020, 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 a Special Use for a Wireless Communication Tower is hereby approved for a height extension for the following described property:

Lease Parcel:

Part of Lot six (6) in Gilbert Court, a part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly bounded and described as follows:

Commencing at the corner on the West side of said Lot 6, that is the Northeast corner of Lot 4 in Gilbert Court and is also on the line of Gilbert Court, as the point of beginning of the Tract of land to be described;

Thence Northeasterly, along the Westerly line of said Lot 6, on a curve to the left, having a radius of 60 feet an arc length of 31.94 feet; thence S 50° 04' 25" E, as distance of 48.95 feet; thence S 39° 55' 24" W, a distance of 74.27 feet, to a point on the West line of said Lot 6; thence N 00° 37' 00" E, along the West line of said Lot 6, a distance of 40.25 feet; thence N 26° 57' 00" W, continuing along the Westerly line of said Lot 6, a distance of 30.20 feet, to the point of beginning containing 2418 square feet more or less.

Access and Utility Easement:

Part of Lot six (6) in Gilbert Court, a part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly bounded and described as follows:

Commencing at the corner on the West side of said Lot 6 that is the Northeast corner of Lot 4 in Gilbert Court and is also on the line of Gilbert Court; hence Northeasterly, along the Westerly line of said Lot 6, on a curve to the

left, having a radius of 60 feet an arc length of 31 .94 feet; thence S 50° 04' 25" E, a distance of 15.22 feet, to the point of beginning of the centerline of the easement to be described;

Thence N 40° 27' 45" E, a distance of 93.16 feet; thence N 07° 02' 54" E, a distance of 48.65 feet, more or less to a point on the Southerly right-of-way line of Gift Avenue, said point being the end of the centerline of said easement.

Parcel Identification No. 14-32-153-022

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

- 1) Provide solid screening for the street facing façade of the fenced equipment facility.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-7 (Multi-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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel