

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS P-1 (PARKING) DISTRICT FOR AN ACTIVE RECREATIONAL PARK, FOR THE PROPERTY LOCATED AT 112 W NEBRASKA AVENUE (PARCEL IDENTIFICATION NO. 18-04-128-037), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class P-1 (Parking) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an active recreational park 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 April 6, 2023, 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 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 a Special Use for an Active Recreational Park is hereby approved for the following described property:

A PART OF LOTS 13 AND 14 IN BLOCK 1 IN BUNN'S SUBDIVISION OF LOTS 1,2,9,10,11 AND PART OF LOT 12 IN ARMSTRONG'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH ALONG THE EAST LINE OF LOTS 13 AND 14, 130 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE WEST ALONG THE SOUTH LINE OF LOT 14, 112 FEET; THENCE NORTH, 130 FEET TO A POINT ON THE NORTH LINE OF LOT 13; THENCE EAST ALONG THE NORTH LINE OF LOT 13, 112 FEET TO THE PLACE OF BEGINNING; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA, IN THE STATE OF ILLINOIS

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

1. The playground equipment and bicycle track shall be as centrally located on the property as practical.
2. Fence material may be wood, composite, or vinyl but shall not be chain-link.
3. Parking surface must be a hard, dustless, all weather surface. Gravel is not permitted.
4. The use may have one pedestrian sign, no more than 6 square feet in area and located facing the alley.
5. Except for fences, and as permitted by waiver for parking, no structures are permitted in the required yards.
6. Waiver to eliminate the side yard setback for parking along the alley, as shown on the site plan.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class P-1 (Parking) 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 _____, 2023.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel