

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A SOLAR ULILITY FACILITY FOR THE PROPERTY LOCATED AT 3901 W RESERVOIR BLVD (PARCEL IDENTIFICATION NO. 13-25-177-002) PEORIA IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Solar Utility Facility 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 February 2, 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 amendment to the 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 a Solar Utility Facility is hereby approved for the following described property:

A PART OF LOT 246 IN LEXINGTON HILLS SECTION FIVE, A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF VALLEY VIEW CONDOMINIUMS, PHASE ONE, A CONDOMINIUM SUBDIVISION OF LOT A OF VALLEY VIEW SUBDIVISION, PHASE ONE, A CONDOMINIUM SUBDIVISION OF LOT A OF VALLEY VIEW SUBDIVISION, PHASE ONE, A SUBDIVISION OF PART OF SAID LOT 246 OF LEXINGTON HILLS, SECTION FIVE, THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 246, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET, FOR AN ARC DISTANCE OF 162.36 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES 12 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 391.18 FEET, TO THE EASTERLY LINE OF A TRACT RECORDED IN BOOK 655, PAGE 232, IN THE PEORIA COUNTY RECORDER'S OFFICE, THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS WEST, ALONG EASTERLY LINE, 29.18 FEET, THENCE NORTH 78 DEGREES 41 MINUTES 24 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 70.64 FEET TO THE EASTERLY LINE OF LOT "H" OF SAID LEXINGTON HILLS, SECTION FIVE; THENCE NORTH 01 DEGREES 55 MINUTES 58 SECONDS EAST, ALONG SAID EASTERLY LINE, 144.94 FEET; THENCE NORTH 04 DEGREES 37 MINUTES 30 SECONDS EAST, ALONG SAID EASTERLY LINE, 493.45 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY LINE OF RICHWOODS BOULEVARD; THENCE SOUTH 72 DEGREES 31 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 153.88 FEET; THENCE SOUTH 66 DEGREES 04 MINUTES 16 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 198.39 FEET TO THE NORTHWEST CORNER OF SAID VALLEY VIEW CONDOMINIUMS, PHASE ONE, THENCE SOUTH 30 DEGREES 05 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID VALLEY VIEW CONDOMINIUMS, PHASE ONE, 448.69 FEET TO THE POINT OF BEGINNING.

PIN: 13-24-177-002

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

- 1) Waiver to increase the height of a front yard fence along W Richwoods Blvd from 3 ft to 6ft and use chain link material along W Richwoods Blvd.
- 2) Waiver of sidewalk installation along the frontage of W Richwoods Blvd.
- 3) Condition to install required 5ft wide sidewalk along the frontage of W Reservoir Blvd.
- 4) Condition for all vehicular access driveways and roads be constructed with hard, dustless surfaces or permeable pavers/porous paving systems.
- 5) Condition for equipment facilities and accessory buildings to be designed with brick, stone, and/or block material.
- 6) Condition to meet the required front yard landscaping along W Reservoir Blvd of 278 points utilizing plants from the tree classification.
- 7) Condition to revise the fence material along the frontage of W Reservoir Blvd to masonry, wood, aluminum or wrought iron to be compatible with existing character of the site and neighborhood.
- 8) Condition to revise the fence along the eastern property line to be a solid fence to provide screening.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to 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