

AN ORDINANCE TO AMEND AN EXISTING SPECIAL USE ORDINANCE NO. 14,289 AS AMENDED, IN A CLASS R4 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND A CLASS R2 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO ADD A WALL SIGN AND LIGHT STANDARD SIGNS FOR THE PROPERTY LOCATED AT 114 W. FORREST HILL AVE. (PARCEL IDENTIFICATION NO. 14-33-132-018), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-2 (Single Family Residential) District and a Class R-4 (Single-Family Residential); and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use to add a wall sign and light standard signs 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 November 7, 2019, 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 an amendment to an existing Special Use to add one wall sign and light standard signs is hereby approved for the following described property:

Part of Lots 1 and 2 in JACKSON'S SUBDIVISION of part of the Northwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, and also all of Lots 46, 47, 48, Part of Lot 49, part of Lot 59, and all of Lots 60, 61 and 62 and part of Lot 66 and all of Lots 65, 64 and 63, and part of lot 79, all in DELMAR GLEN SECOND ADDITION, all of the above tracts being more particularly bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian; thence South 40 feet along the Eastern boundary of the Northwest Quarter of Section 33, thence West 120 feet parallel with the North line of Lot 1 in Jackson's Subdivision, to the place of beginning of the tract to be described; thence West 488.70 feet along the North line of Lot 1 in Jackson's Subdivision and along the North line of Lots 46, 47, 48, and 49 in Delmar Glen Second Addition to a point 9.2 feet East of the Northwest corner of said Lot 49; thence South and parallel to the East line of said Lot 49, 142.5 feet; thence West 5.2 feet to a point 4.0 feet East of the Northwest Corner of Lot 59 in Delmar Glen Second Addition, thence South 132 feet and parallel to the East line of said Lot 59, thence East 194.76 feet along the South lines of Lots 59, 60, 61, and 62 of Delmar Glen Second Addition to the Southeast corner of said Lot 62; thence South 50 feet to the Northeast corner of Lot 63 in Delmar Glen Second Addition; thence West 189.88 feet along the North line of Lot 63, 64, 65, And 66 of Delmar Glen Second Addition to a point 8.67 feet East of the Northwest corner of Lot 66; thence 138 feet South and parallel to the East line of said Lot 66; thence East 129.3 feet parallel to the South lines of said Lots 66, 65, 64, and 63; thence South 138 feet parallel to the East line of Lot 79 in the Delmar Glen Second Addition to a point 6 feet East of the Southwest corner of said Lot 79; thence East 60 feet along the South line of said Lot 79, thence North 72.03 feet along the East line of said Lot 79; thence East 99 feet and parallel to the North line of Lot 1 in Jackson's Subdivision; thence Northeasterly 80.24 feet to a point which is 143.92

feet East of the East line of Lot 79 in Delmar Glen Second Addition and parallel with the North line of Lot 1 in Jackson's Subdivision; thence Northeasterly 41.21 feet to a point which is 167 feet East of the East line of lot 63 in Delmar Glen Second Addition and parallel with the North line of Lot 1 in Jackson's Subdivision; thence 17 feet West and parallel with the North line of lot 1 in Jackson's Subdivision; thence Northeasterly 58.7 feet, to a point which is 181 feet East of the East line of Lot 63 in Delmar Glen Second Addition and parallel with the North line of Lot 1 in Jackson's Subdivision; thence Northeasterly 119.44 feet to a point which is 247.53 feet East of the East line of Lot 62 in Delmar Glen Second Addition; thence East and parallel with the North line of Lot 1 in Jackson's Subdivision a distance of 40.47 feet; thence North and parallel with the center line of Knoxville Avenue a distance of 53.8 feet; thence Northeasterly 226.2 feet to a point of beginning; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Also, part of the Northwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, also known as a part of Lot 2 in Jackson's Subdivision of the Northwest Quarter of said Section 33, more particularly bounded and described as follows: Commencing at a pipe on the West line of Knoxville Avenue, 330 feet North of the North line of Corrington Avenue; thence running West parallel with Corrington Avenue, 324 feet to the place of beginning of the tract of land to be described; thence continuing West parallel with Corrington Avenue, 61 feet more or less to the East line of Delmar Glen Second Addition; thence North along the East line of Delmar Glen Second Addition, 65 feet; thence East parallel with the North line of Corrington Avenue 106.15 feet more or less to a point 278.85 feet West of the West line of Knoxville Avenue; thence Southwesterly 79.10 feet to the place of beginning; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Also part of the Northwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian more particularly bounded and described as follows: Commencing at a point on the South line of Lot 59 in Delmar Glen Second Addition, said point being 4.0 feet East of the Southwest corner of said Lot 59; thence East along the South lines of Lots 59, 60, 61 and 62 in Delmar Glen Second Addition to a point at the Southeast corner of said Lot 62; thence South to a point at the Northeast corner of Lot 63 in Delmar Glen Second Addition; thence West along the North lines of Lots 63, 64, 65 and 66 in Delmar Glen Second Addition to a point 8.67 feet East of the Northwest corner of said Lot 66; thence Northwesterly to the point of beginning; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

ALSO, The West 9 feet by full depth of Lot off Lot 49, in DELMAR GLEN SECOND ADDITION of Lot 3 and part of Lots 1 and 2, Jackson's Subdivision of part of the Northwest Quarter of Section, Township 9 North, Range 8 East of the Fourth Principal Meridian, according to the Plat thereof recorded December 20, 1930, and recorded in Plat Book "0", page 30, and the North Half of the vacated alley which lies immediately South of the West 9 feet by full depth of Lot off of said Lot 49, all situated in the County of Peoria and State of Illinois.

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

1. Update signs and painted access aisle for the accessible parking spaces at the east entrance to the building. At least 8 accessible parking spaces must be provided in accordance with the Unified Development Code Section 8.1.5.E.
2. Remove painted handicap symbol from three parking spaces at the west entrance which do not meet accessible design standards.
3. Add at least one accessible parking space near the southern entrance to the building.
4. Waiver to allow a second identification sign for a special use in a residential zoning district.
5. Waiver to allow light standard signs in a residential zoning district.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-2 (Single Family Residential) District and the Class R-4 (Single-Family Residential) 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 _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel