

## ORDINANCE 17,622

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 15,862, AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER, TO ADD A VETERINARY CLINIC FOR THE PROPERTY LOCATED AT 6820 N PEARTREE LANE, 6828 N PEARTREE LANE, 4115 W PARTRIDGE WAY, 4123 W PARTRIDGE WAY, AND W PARTRIDGE WAY, (PARCEL IDENTIFICATION NOS. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, AND 13-12-352-009, PEORIA, IL, IL**

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Veterinary Clinic 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 October 4, 2018, 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 Veterinary Clinic is hereby approved for the following described property:

Lots 7 and 8 in the resubdivision of Lot 1 of Hollow Hill all being part of the Southwest quarter of Section 12, Township 9 North, Range 7 East of the Fourth Principal Meridian, situated in Peoria County, Peoria Illinois.

PIN: 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, AND 13-12-352-009,

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

- 1) A landscape plan for the front yard, parking lot, and parking lot perimeter, in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.
- 2) At all times that animals are using the exercise yards, those animals shall be under direct and continuous supervision so as to prevent their escape or unreasonable generation of barking or other noise/sounds during use of the exercise yards.
- 3) Waiver to increase the height of fencing from six feet to eight feet for the outdoor exercise yards.

Section 2. All provisions of Appendix A, the Unified Development Code 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 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

23rd DAY October, 2018.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

Attachment A to Ordinance  
**ORDINANCE 17,622**

PRELIMINARY OR  
 NOT FOR CONSTRUCTION



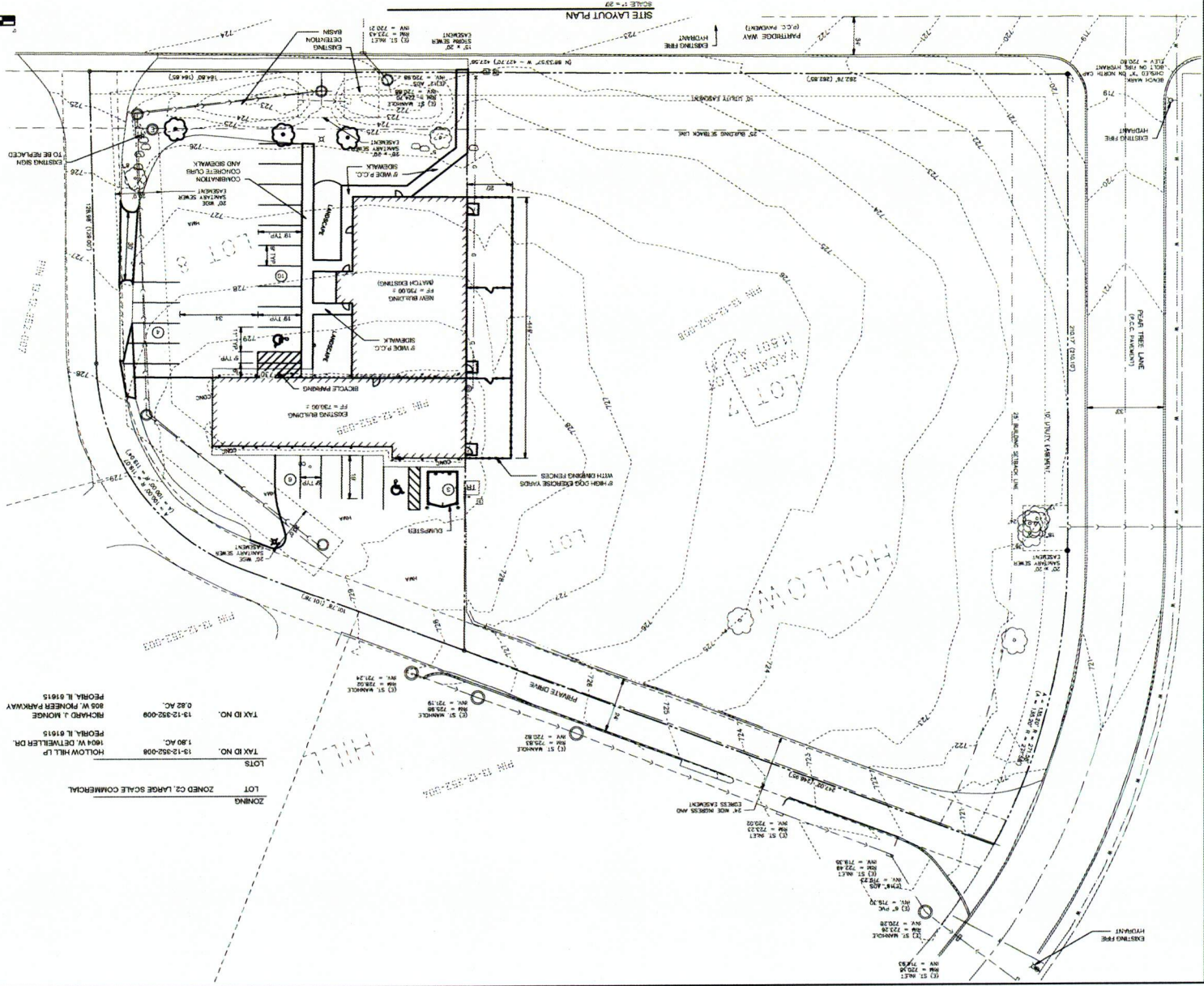
SITE LAYOUT PLAN

MID ILLINOIS  
 VET CLINIC

DATE	2023-10
DESIGNER	MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
CHECKED	SKM
SCALE	1" = 20'
PROJECT	MID ILLINOIS VET CLINIC
CITY	SPRINGFIELD
CLIENT	

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
 5901 N. Prospect Road, Suite 88  
 Chicago, IL 60630  
 Phone: (773) 862-4501  
 Fax: (773) 862-4501  
 Professional Design Firm # 184-00001  
 www.mohr-kerr.com

- BUILDING AREA**
- EXISTING BUILDING = 3,502 SF =
- PROPOSED NEW BUILDING = 4,083 SF =
- TOTAL = 7,585 SF =
- PARKING**
- TOTAL EXISTING SPACES = 12 SPACES
- TOTAL PROPOSED SPACES = 20 SPACES
- REGULAR SPACES = 18 SPACES
- ACCESSIBLE SPACES = 2 SPACES
- LANDSCAPE**
- LANDSCAPE SHALL MEET ZONING REQUIREMENTS LIMITED TO FRONTAGE OF DEVELOPMENT
- LIGHTING**
- EXISTING LIGHTING SHALL REMAIN
- NEW LIGHTING WILL NOT EXCEED 3 FOOT CANDLES AT PROPERTY LINE
- EXISTING FIRE HYDRANT LOCATION
- SOUTH SIDE OF PATRIDGE WAY, SOUTH OF VACANT LOT 7
- NORTHWEST CORNER OF INTERSECTION OF PATRIDGE WAY AND PEAR TREE LANE
- WEST SIDE OF PEAR TREE LANE AT NORTHWEST CORNER OF VACANT LOT 7
- ADJACENT USES
- ALL ADJACENT PROPERTIES NORTH OF PATRIDGE WAY ARE ZONED C2 AND ARE COMMERCIAL USE
- ALL ADJACENT PROPERTIES SOUTH OF PATRIDGE WAY IS ZONED C1 AND ARE COMMERCIAL USE
- EXISTING IMPERVIOUS AREA = 0.58 AC.
- PROPOSED IMPERVIOUS AREA = 0.53 AC.
- TEMP GENERATION**
- HOSPITAL/VEETERINARY CLINIC, THIS LAND USES PRIMARY ACTIVITY IS SERVING ANIMALS
- PEARLE ANIMAL HOSPITAL BEST FITS THIS LAND USE.
- NUMBER OF TOTAL GROSS FLOOR AREA = 7,600 SF
- BASED UPON THE MANUAL FOR LAND USE AND 7,600 SF GROSS FLOOR AREA, WE HAVE CALCULATED THE FOLLOWING TRAFFIC GENERATION FOR THE COMPLETED PROJECT.
- PEAK HOUR VEHICLE TRIP ENDS P.M.
- 7,600 S.F. x 4.72 TRIPS/1,000 S.F. GFA = 36 VEHICLES
- LANDSCAPING REQUIREMENTS:**
- FRONTAGE - 164.85' - 164.85/2' = 82 POINTS REQUIRED
- EXISTING SHADE TREES - 1 TREES @ 30 POINTS = 30 POINTS
- NEW SHADE TREES - 3 TREES @ 20 POINTS = 60 POINTS
- PARKING - 20 SPACES - 20 POINTS REQUIRED
- PLANTING LOT LANDSCAPING TREES @ 30 POINTS = 30 POINTS
- EXISTING SHADE TREES - 1 TREES @ 30 POINTS = 30 POINTS
- TOTAL POINTS PROVIDED - 120 POINTS
- TOTAL POINTS REQUIRED - 102 POINTS



LOTS	TAX ID NO.	ACRES
HOLLOW HILL LP	13-12-32-008	1.80 AC.
RICHARD J. MONGE	13-12-32-008	0.22 AC.
808 W. ROBERT PARKWAY		
PEORIA, IL 61615		

LOT ZONING: ZONED C2, LARGE SCALE COMMERCIAL

EXISTING BUILDING	3,502 SF =
PROPOSED NEW BUILDING	4,083 SF =
TOTAL	7,585 SF =

EXISTING BUILDING: 3,502 SF =

