

ORDINANCE 17,460

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 17,070, IN A CLASS R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A FAIR GROUNDS TO REMOVE PROPERTY FROM THE BOUNDARY OF THE SPECIAL USE FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-17-100-001, WITH AN ADDRESS OF 1601 W NORTHMOOR ROAD, PEORIA, IL AND COMMONLY KNOWN AS EXPOSITION GARDENS.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use for a Fair Grounds 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 January 5, 2017, 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 an existing Special Use for a Fair Grounds to remove property from the boundary of the Special Use is hereby approved for the following described property:

The NW ¼ of Section 17, Township 9 N, Range 8 E of the 4th principal meridian (except commencing at the SW corner of Section 17, thence N 400 feet; thence NE 356.2 feet; thence S 445.34 feet; thence W 329.84 feet to the point of beginning; except commencing at the center section of Section 17; thence W 1150 feet; thence N 340 feet; thence W 170 feet, thence north 2,301.17 feet to the N line of Section 17; thence E to the NE corner of the NW ¼ of Section 17; thence S to the point of beginning) all in Peoria County, Illinois.

Property to be removed from the Special Use boundary:

TRACT I (0.143± ACRES)

A part of the Northwest quarter of Section 17, T9N, R8E, of the 4th principal meridian, more particularly described as follows: Commencing at the Southwest corner of the NW 1/4 of said Section 17, thence North 00°19'00" West along the west line of the NW 1/4 of said Section 17, a distance of 400.00 feet to the point of beginning of the tract to be described; thence North 83°01'00" East, a distance of 327.58 feet; thence North 02°46'00" East, a distance of 18.19 feet; thence South 83°21'47" West, a distance of 328.33 feet to the west line of the NW 1/4 of said Section 17; thence South 00°19'00" East along the west line of the NW 1/4 of said Section 17, a distance of 20.12 feet to the point of beginning, containing 0.143 acres, more or less, situate, lying and being in the County of Peoria and State of Illinois.

TRACT II (2.275± ACRES)

A part of the northwest quarter of Section 17, T9N, R8E, of the 4th principal meridian, more particularly described as follows: Commencing at the Southwest corner of the NW 1/4 of said Section 17, thence North

00°19'00" West along the west line of the NW 1/4 of said Section 17, a distance of 400.00 feet; thence North 83°01'00" East, a distance of 356.21 feet; thence South 02°46'00" West, a distance of 10.21 feet to the point of beginning of the tract to be described; thence continuing South 02°46'00" West, a distance of 385.00 feet to the north right of way line of Northmoor Road; thence South 89°45'46" East, along the north right of way line of said Northmoor Road, a distance of 252.76 feet; thence North 01°22'08" East, a distance of 415.00 feet; thence South 83°09'31" West, a distance of 245.83 feet to the point of beginning, containing 2.275 acres, more or less, situate, lying and being in the County of Peoria and State of Illinois.

TRACT III (1.537± ACRES)

A part of the northwest quarter of section 17, T9N, R8E, of the 4th principal meridian, Peoria County, Illinois, being more particularly described as follows: Commencing at the Southeast corner of the Northwest 1/4 of said Section 17; thence South 90°00'00" West, a distance of 1150.00 feet to the Southwest corner of a tract of land as described in Deed Document No. 05-01751 as recorded in the Peoria County Clerk's office; thence North 00°02'17" East along the west line of said tract described in Document No. 05-01751, a distance of 306.72 feet to the point of beginning of the tract to be described; thence continuing North 00°02'17" East along the west line of said tract described in Document No. 05-01751, a distance of 33.28 feet to the Northwest corner of said tract described in Document No. 05-01751; thence North 90°00'00" West along the south line of a tract of land as described in Deed Document No. 66-10287 as recorded in the Peoria County Clerk's office, a distance of 170.00 feet to the southwest corner of said tract described in Document No. 66-10287; thence North 00°04'26" East along the west line of said tract described in Document No. 66-10287, a distance of 220.90 feet; thence South 82°57'10" West, a distance of 270.57 feet; thence South 06°41'37" East, a distance of 224.54 feet; thence North 89°43'06" East, a distance of 412.05 feet to the point of beginning, containing 1.537 acres, more or less, situate, lying and being in the County of Peoria and State of Illinois.

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

- 1) Approval of a subdivision plat to provide for the dedication of public streets and creation of lots.
- 2) Approval of a tract survey for the conveyance of land to the adjacent property owner (Peoria Public Schools).
- 3) New subdivision lots 1-3 as shown on Attachment B, whether or not located within the Special Use boundary, must comply with zoning district regulations upon development.
- 4) City Council approval is not required for the annual Peace Brothers Motorcycle Rodeo event.
- 5) No new free standings signs are allowed on property within the boundaries of the special use.

And the following existing conditions and waivers of the Special Use:

- 6) The HOI Fair as conducted in past years.
- 7) Two (2) ¼ scale Tractor events per year (each event is one weekend) conducted within the boundary of the interior road system.
- 8) One (1) Outdoor Concert per year (must end no later than 10:00 PM) conducted within the boundary of the interior road system.
- 9) No additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.
- 10) All non-internal combustion motors or amplified events must take place within the boundary of the interior road system, with the exception of:
 - a) Running events.
 - b) Parking in the area adjacent to Northmoor Road.
 - c) Use of the existing camp grounds for camping purposes.
- 11) Outdoor events are limited to typical fairgrounds related activities and must comply with all City codes.
- 12) A berm must be constructed along the west property line adjacent to the camp grounds.
- 13) Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.
- 14) Waiver to allow parking on an unpaved surface for existing conditions at the time of passage of this ordinance. Any new development must comply with condition 3 above.
- 15) Eliminate the Special Use application fee of \$7,500.

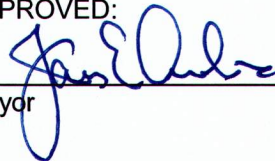
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-2 (Single Family Residential) and CN (Neighborhood Commercial) Districts shall remain applicable to the above-described premises, with exception to amended Special Use herein permitted.

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


25th DAY April, 2017.

APPROVED:



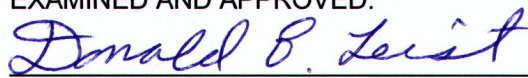
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

↑NORTH↑

November 29, 2016

EXPO



Tract II current Bus Driver Parking Lot (use to cease)

Parcels A, B & C constitute Tract V being sold to School Board

Southerly 470 feet of Lot A to be rezoned as C-1

Proposed new location of bus driver parking lot to be sold to School Board

Tract III (School use to exit bus parking lot to cease.)

SITE PLAN SHOWING PROPOSED AMENDMENTS

Area sought to be re-zoned to C-1 from R-2



