

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 15,476 IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A LEGALLY NONCONFORMING RECREATIONAL FACILITY TO ADD A FREESTANDING SIGN FOR THE PROPERTY LOCATED AT 7000 N FLEMING LN (PARCEL IDENTIFICATION NOS. 14-07-476-007 AND 17-07-427-001), 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 an amendment to the existing Special Use for a Shopping Center 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 6, 2022, 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 Special Use Ordinance No. 15,476 for a Legally Nonconforming Recreational Facility to add a 65.3 sq. ft, 10-foot tall, freestanding sign is hereby approved for the following described property:

PARCEL I:

ALL OF LOT 4 OF COUNTRY CLUB SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL II:

ALL OF LOT 22 IN COURTSIDE VILLAS (FORMERLY LOT 3 OF COUNTRY CLUB SUBDIVISION), A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Parcel ID Nos.: 14-07-476-007 AND 14-07-476-001
Parcel Address: 7000 Fleming Ln, Peoria, Illinois 61614.

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

1. Remove the existing freestanding sign at the entrance along Fleming Ln.
2. Add 5 bike parking spaces.
3. Repair the blue freestanding sign located along Fleming Ln towards campus.

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 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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel