

ORDINANCE NO. 17,060

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR AN ARENA AND SPORTS FIELDS FOR THE PROPERTY LOCATED NORTH OF PARCEL IDENTIFICATION NUMBER 13-02-351-005, SOUTH OF PARCEL IDENTIFICATION NUMBER 13-02-100-005, EAST OF ORANGE PRAIRIE ROAD EXTENDED, AND WEST OF IL ROUTE 91 AND IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO. 13-02-300-004, PEORIA, ILLINOIS.

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

WHEREAS, said Zoning Commission has been petitioned to grant a Special Use for an Arena and Sports Fields under the provisions of Section 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and,

WHEREAS, said Zoning Commission held a public hearing on February 6, 2014, 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said 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 an Arena and Sports Fields is hereby granted for following described property:

LOT 2 PEORIA SPORTS CENTER SUBDIVISION LEGAL DESCRIPTION 15.25 ACRES ±

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of

said Section 2, a distance of 747.71 feet to the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 877.18 feet to the approximate centerline of Fargo Run Creek; (the following 9 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 127.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 172.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 184.82 feet; thence South 89°-50'-16" West, a distance of 806.36 feet; thence North 00°-09'-44" West, a distance of 85.00 feet; thence South 89°-50'-16" West, a distance of 99.50 feet; thence North 00°-09'-44" West, a distance of 606.99 feet to the Point of Beginning, containing 15.25 acres, more or less, situated in the County of Peoria and State of Illinois.

LOT 4 PEORIA SPORTS CENTER SUBDIVISION LEGAL DESCRIPTION .42 ACRES ±

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence South 00°-03'-49" West along the east right-of-way line of Orange Prairie Road, a distance of 692.00 feet; thence North 89°-50'-16" East, a distance of 474.97 feet to the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East, a distance of 303.97 feet; thence South 00°-09'-44" East, a distance of 608.00 feet; thence South 89°-50'-16" West, a distance of 480.11 feet; thence North 00°-09'-44" East, a distance of 418.88 feet; thence North 28°-56'-55" East, a distance of 139.79 feet; thence North 58°-03'-35" East, a distance of 127.21 feet to the Point of Beginning, containing 6.42 acres, more or less, situated in the County of Peoria and State of Illinois.

PIN: Part of 13-02-300-004

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

- 1) Increase the maximum building height from 45 feet to 85 feet for the dome building only.
- 2) Administrative approval of any landscaping requirements which may be inconsistent with an Alternative Landscape Plan.
- 3) Eliminate any setback, yard or landscaping requirement along the boundary line of any lot and Outlot A.
- 5) Allow the placement of a freestanding sign not to exceed 15 feet in height and 70 sq. ft. in area located on each Lots 2, 3, 4, and 5.
- 6) Allow banners on all light standards.
- 7) Allow the entry/concessions/office building on Lot 2 and connected to the dome to be treated as a separate building structure even though connected by a covered and enclosed pathway.
- 8) Allow special events and/or sales within areas of the lots.

Section 2. All provisions of Appendix B, the Zoning Ordinance 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 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

11th DAY February, 2014.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel