

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS I-1 (INDUSTRIAL/BUSINESS PARK) TO A CLASS N-1 (INSTITUTIONAL) DISTRICT AND TO ADOPT AN ORDINANCE APPROVING AN OFFICIAL DEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-10-201-001 AND 13-10-201-002 WITH AN ADDRESS OF 5801 W ROUTE 150, PEORIA, ILLINOIS.**

WHEREAS, the property herein described is now zoned Class I-1 (Industrial/Business Park) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, and

WHEREAS, said Planning & Zoning Commission has been petitioned to grant a Special Use for a Shopping Center under the provisions of Section 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 2, 2015, 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 Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning and Official Development Plan 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 Appendix B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to Class N-1 (Institutional) District instead of Class I-1 (Industrial/Business Park) District:

Legal Description

Lots 1 and 2 in AMERICAN TV SUBDIVISION, being a Subdivision of a part of the Northeast Quarter of Section 10, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, as shown on Final Plat recorded October 6, 2005 in Plat book 9, page 124.

PIN: . 13-10-201-001 and 13-10-201-002

Said Ordinance is hereby approved per the submitted Official Development Plan (Attachment A), and with the following conditions and waivers:

- 1) All wall, roof, and ground mounted mechanical/utility equipment must be screened from street view and residentially zoned districts per the Zoning Ordinance.
- 2) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 3) A lighting plan must be submitted for review prior to issuance of a zoning certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) A landscape plan, in compliance with the Zoning Ordinance, must be submitted for review prior to issuance of a zoning certificate.
- 5) Provide pedestrian pathways connecting the residences to the college and to Orange Prairie Road.
- 6) Payment of fee in lieu of constructing sidewalks on War Memorial Drive and Sprinkler Lane. Such fee to be returned to the petitioner if alternate sidewalk connection between the Methodist College and Orange Prairie Road to the designated cross walk (located between Hindoja Global Solutions and Hy-Vee entrances), or an approved alternative location, is completed prior to occupancy of first student/faculty residential building.
- 7) Public Works accepts the proposed cul-de-sac, subject to Fire Department comments. The new extension of Sprinkler Lane to the proposed cul-de-sac will not be accepted for City maintenance until the remainder of Sprinkler Lane to the north is vacated. The developer will prepare a vacation plat for the existing Sprinkler Lane ROW that is north of the proposed cul-de-sac.
- 8) Waiver to reduce the width of the perimeter open space from 25 feet to 10 feet for the former American Furniture parcel only.
- 9) Waiver to allow for a rooftop sign on the existing American Furniture building as illustrated in the Official Development Plan.
- 10) Waiver to eliminate front yard landscaping requirements for the unimproved portion of Sprinkler Lane.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

Section 3. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described premises, with exception to the Official Development Plan herein permitted.

Section 4. 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 \_\_\_\_\_, 2015.

APPROVED:

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Mayor

ATTEST:

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City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel