

**ORDINANCE 17,621**

**AN ORDINANCE AMENDING AN EXISTING SPECIAL EXCEPTION ORDINANCE NO. 11,615 WITH A SPECIAL USE IN A CLASS R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A BUILDING ADDITION AND FREESTANDING SIGN FOR THE PROPERTY LOCATED AT 1700 W WAR MEMORIAL DRIVE (PARCEL IDENTIFICATION NO. 14-29-152-020) PEORIA, IL**

WHEREAS, the property herein described is now zoned in a Class R-1 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Building Addition and Freestanding Sign 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 an approximately 3,040 sq. ft. building addition and 5' 10 ¼" tall, 84 sq ft freestanding sign is hereby approved for the following described property:

A PART OF LOTS 13, 14 AND 15 OF JOHNSON AND WEAD'S SUBDIVISION, BEING A PART OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A PIPE, BEING THE SOUTH WEST CORNER OF THE NORTH WEST 1/4 OF SAID SECTION 29; THENCE EAST 75.12 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE NORTH 4 DEGREES, 18 MINUTES WEST A DISTANCE OF 860.80 FEET TO AN IRON PIPE, THENCE SOUTH 80 DEGREES, 6 MINUTES EAST A DISTANCE OF 352.45 FEET TO AN IRON PIPE; THENCE NORTH 21 DEGREES, 29 MINUTES EAST A DISTANCE OF 92.5 FEET TO AN IRON PIPE; THENCE NORTH 11 DEGREES, 27 MINUTES EAST A DISTANCE OF 136 FEET TO AN IRON PIPE; THENCE NORTH 12 DEGREES, 49 MINUTES EAST, A DISTANCE OF 110 FEET TO AN IRON PIPE LOCATED IN THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF NEW U. S. ROUTE #150; THENCE ALONG SAID RIGHT OF WAY BOUNDARY LINE, ON A BEARING OF SOUTH 65 DEGREES, 49 MINUTES EAST A DISTANCE OF 342 FEET TO AN IRON PIPE; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF NEW U. S. ROUTE #150, SOUTH 54 DEGREES, 20 MINUTES EAST ON THE CHORD OF A CURVE HAVING A RADIUS OF 4319.23, A DISTANCE OF 438.5 FEET TO AN IRON PIPE IN SAID RIGHT OF WAY BOUNDARY LINE; THENCE SOUTH 37 DEGREES, 12 MINUTES WEST A DISTANCE OF 1062.7 FEET TO AN IRON PIPE IN THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 29; THENCE ALONG SAID QUARTER SECTION LINE SOUTH 85 DEGREES, 47 MINUTES WEST A DISTANCE OF 113.25 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS; EXCEPTING THEREFROM THAT THE FOLLOWING DESCRIBED PARCEL; A PART LOT 13 OF JOHNSON AND WEAD'S SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 9, NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH WEST 1/4 OF SAID SECTION 29; THENCE NORTH 85 DEGREES 47 MINUTES EAST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 29, A DISTANCE OF 75.12 FEET; THENCE NORTH 4 DEGREES 18 MINUTES WEST, A DISTANCE OF 603.22 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F. A. I. ROUTE 74, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 4 DEGREES 18 MINUTES WEST, A DISTANCE OF 257.58 FEET; THENCE SOUTH 80 DEGREES 06 MINUTES EAST, A DISTANCE OF 284.30 FEET; THENCE SOUTH 20 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 172.0 FEET; THENCE SOUTH 51 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 179.55 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F. A. I. ROUTE 74; THENCE N. 42 DEGREES 33 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F. A. I. ROUTE 74, A DISTANCE OF 86.51 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS; ALSO EXCEPTING THEREFROM THE LAND CONVEYED UNTO THE STATE OF ILLINOIS IN THE WARRANTY DEED RECORDED MARCH 29, 1960 IN BOOK 1186, PAGE 906 AND RECORDED MARCH 18 1963 IN BOOK 1254, PAGE 525.

PIN: 14-29-152-020

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

- 1) Ensure that new landscaping is located on the subject property and not within the public right-of-way.
- 2) Waiver to increase the freestanding sign's height from 5 feet to 5 feet, 10 ¼ inches and the size from 20 sq ft to 84 sq ft.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-1 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

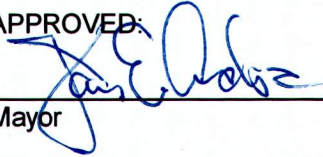


Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

23rd DAY October, 2018.

APPROVED:

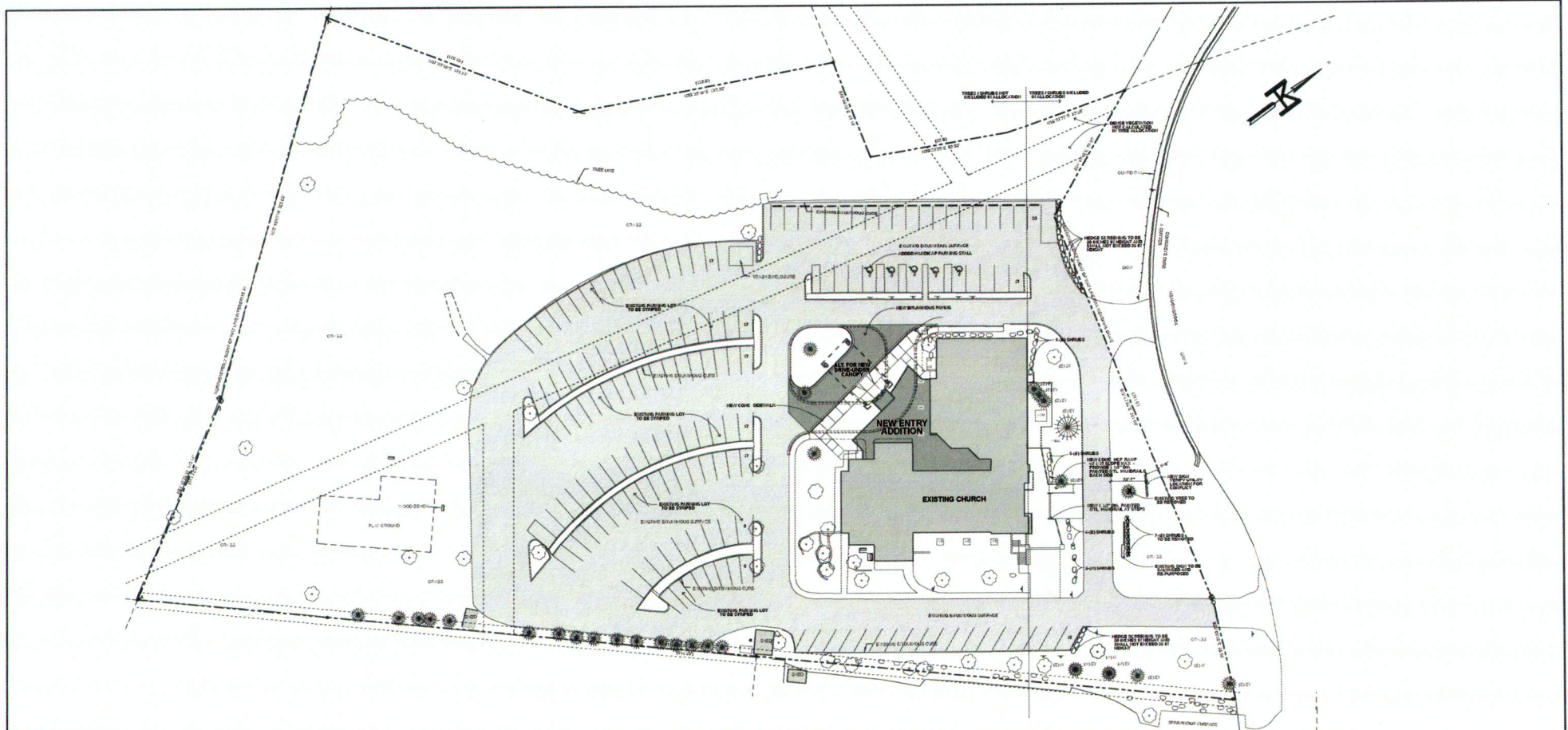
  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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



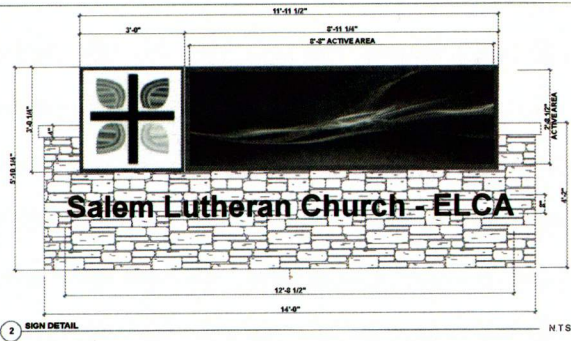
1 SITE PLAN  
1" = 30'

LANDSCAPING ALLOCATION

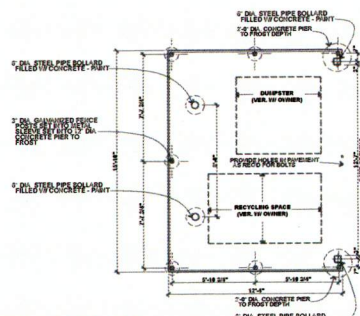
EXISTING TREES - POINT VALUE	NUMBER OF UNITS	TOTAL
SHADE TREE (6" DB) - 20 POINTS	1	20
SPRINGING TREE (6" DB) - 10 POINTS	7	70
INTERMEDIATE TREE (6" DB) - 10 POINTS	7	70
SMALL TREES - POINT VALUE	17	85
NEW TREES - POINT VALUE		
2" EVERGREEN TREE (6" DB) - 10 POINTS	3	30
4" EVERGREEN TREE (6" DB) - 10 POINTS	1	10
NEW SHRUBS - POINT VALUE		
2" SHRUB - 2 POINTS	2	4
GRAND TOTAL	28	284
REQUIRED POINTS	332	

THE NUMBER OF POINTS THAT MUST BE ACQUIRED THROUGH LANDSCAPING TO MEET THE CITY REQUIREMENTS AS STATED IN THE PRELIMINARY PLAN IS 332. THE TOTAL POINTS ACQUIRED THROUGH LANDSCAPING IS 284. THEREFORE, AN ADDITIONAL 48 POINTS ARE REQUIRED TO BE ACQUIRED THROUGH LANDSCAPING TO MEET THE CITY REQUIREMENTS.

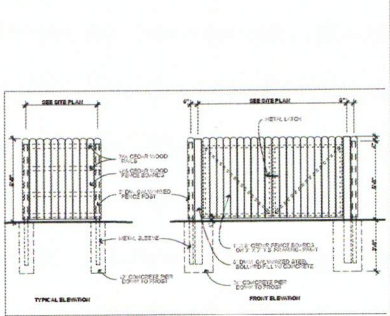
TOTAL FRONTAGE ROAD = 411 LF GRABBED BY 1 + 221.3 REQUIRED POINTS



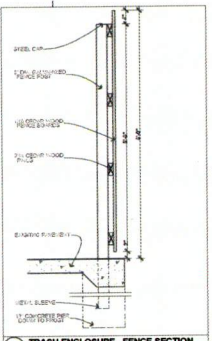
2 SIGN DETAIL  
NTS



3 FLOOR PLAN - FIRST FLOOR  
1/4" = 1'-0"



4 TRASH ENCLOSURE - FENCE ELEVATION  
1/4" = 1'-0"

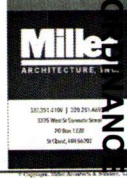


5 TRASH ENCLOSURE - FENCE SECTION  
3/4" = 1'-0"

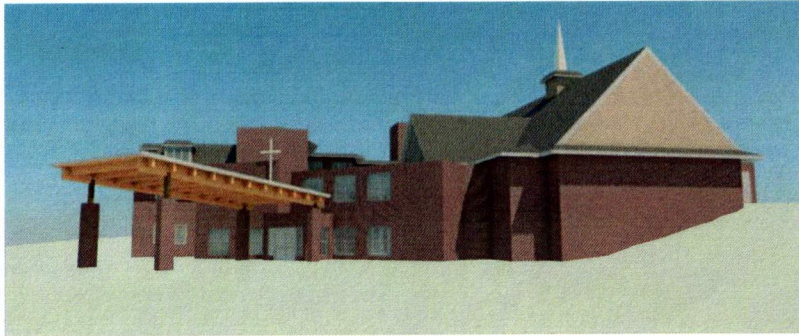


9/25/18 ENTRY ADDITION AND RENOVATION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



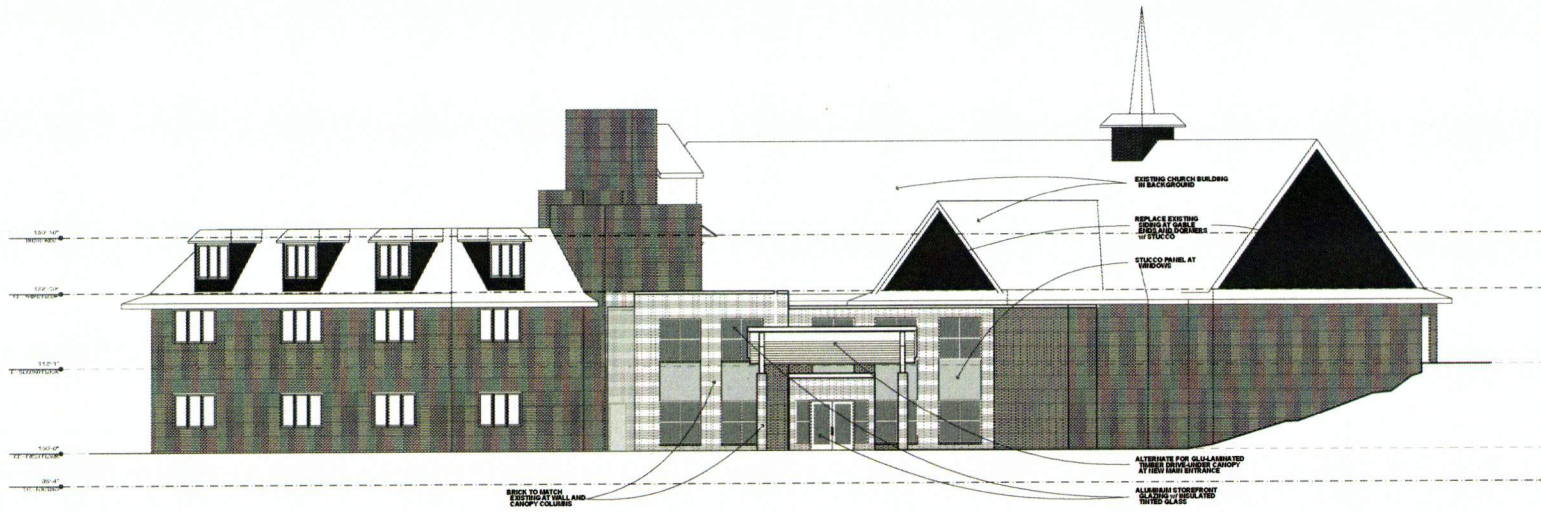




WEST ENTRY VIEW



SOUTH ENTRY VIEW



2

1 SW (ENTRY) ELEVATION  
1/8" = 1'-0"



ENTRY ADDITION AND RENOVATION

8/20/18

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION



ANC  
17,621