

ORDINANCE NO. 17,986

AN ORDINANCE AMENDING AN EXISTING MULTI-FAMILY PLAN IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT, TO ADD A MULTI-FAMILY FREESTANDING SIGN FOR THE PROPERTY LOCATED AT 6625 N BIG HOLLOW RD (PARCEL IDENTIFICATION NO. 13-13-101-005), PEORIA, IL. (COUNCIL DISTRICT 4)

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to an Existing Multi-Family Plan for a Multi-Family 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 June 2, 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 amendment to the Multi-Family 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 an Amendment to an Existing Multi-Family Plan for a Multi-Family Freestanding Sign is hereby approved for the following described property:

A part of the Northwest Quarter of Section 13, Township 9 North, Range 7 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 13; thence South 0° 04' 47" West, along the West line of the Northwest Quarter of Section 13, 16.5 feet; thence North 89° 30' 30" East, parallel to the North line of the Northwest Quarter of Section 13, 579.53 feet to the point of beginning of the tract to be described; From the point of beginning, then North 89° 30' 30" East, parallel to the North line of the Northwest Quarter of Section 13, 336 feet to the West line of Big Hollow Road; thence South 28° 43' 0" East, along the West line of Big Hollow Road, 267.2 feet; thence South 71° 47' 30" West, 362.2 feet; thence North 16° 06' 30" West, 26.61 feet; thence West 29.32 feet; thence North 56 feet; thence North 28° 43' 0" West, 66 feet; thence North 56° 53' 7" West, 90 feet; thence North 33° 06' 53" East, 43 feet; thence North 120 feet to the point of beginning, said tract containing 2.6 acres, more or less; situation in the City of Peoria, Peoria County, Illinois. Said tract being subject to a 25-foot-wide easement for ingress and egress over and across said tract for the benefit of adjacent western parcels identified by PIN: 13-13-101-006, 13-13-101-007, 13-13-101-008 and 13-13-101-009.

Parcel ID No.: 13-13-101-005

Parcel Address: 6625 N Big Hollow Rd, Peoria, IL 61614.

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

1. Waiver to increase size of the sign from 20 sq. ft. to 40 sq. ft.
2. Condition to remove existing sign at the N Big Hollow Rd entrance.
3. Condition to stripe all parking spaces and add handicap parking signs per Section 8.1 of the Unified Development Code.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-6 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to the Multi-Family Plan 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

28th DAY OF JUNE, 2022.

APPROVED:



Mayor

ATTEST:



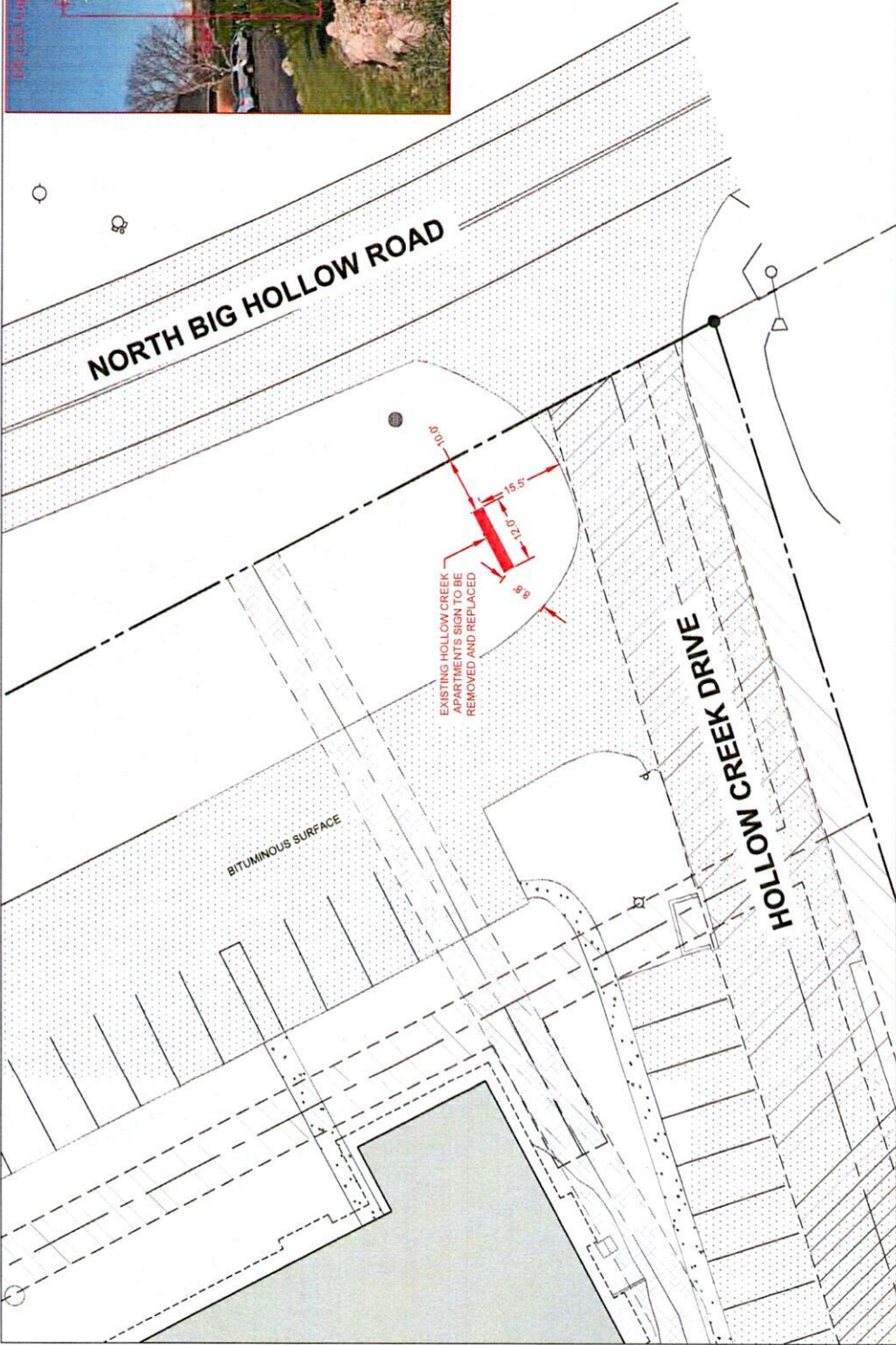
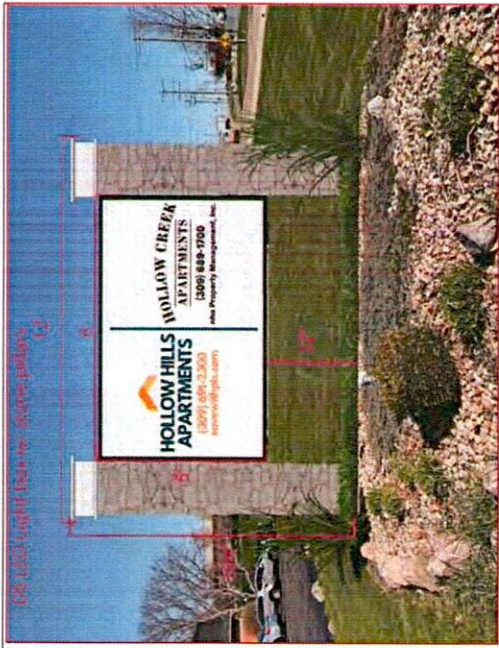
City Clerk

EXAMINED AND APPROVED:



Corporation Counsel





ORDINANCE NO. 17,986



HOLLOW CREEK APARTMENTS

6625 N. BIG HOLLOW ROAD & 4014 W.
HOLLOW CREEK DRIVE, PEORIA IL 61614

MARKETING SIGN DETAIL
MAY 3, 2022

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

