

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE 14,483, AS AMENDED, TO ADD PROPERTY AT 1505 E PARIS AVENUE TO THE BOUNDARY OF THE SPECIAL USE AND EXPAND PARKING IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL DISTRICT) FOR THE PROPERTY AT 1435, 1505, & 1509 E PARIS AVENUE (PIN 14-27-402-004, -010, -011, -012, & -013), PEORIA, IL**

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.15 of Appendix B, the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on July 3, 2014, with respect to said petition, which hearing was held 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.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use is hereby amended to add property at 1505 E. Paris Avenue to the Boundary of the Special Use and expand parking in a Class R-3 (Single-Family Residential) District:

**LEGAL DESCRIPTION:**

**Existing Special Use Area**

PIN 1427402013  
RESERVOIR HEIGHTS SE ¼ SEC 27-9-8E LOTS 30 THRU 32 BLK 2

PIN 1427402010  
RESERVOIR HEIGHTS SE ¼ SEC 27-9-8E LOTS 37 THRU 39 BLK 2 (97-34239)

PIN 1427402011  
RESERVOIR HEIGHTS SE ¼ SEC 27-9-8E LOT 36 BLK 2

PIN 1427402004  
RESERVOIR HEIGHTS SE ¼ SEC 27-9-8E LOTS 8 THRU 12 BLK 2 (EXC RD ROW)

Property to be added to the Special Use boundary

1505 E. PARIS AVE (PIN 1427402012)  
RESERVOIR HEIGHTS SE ¼ SEC 27-9-8E LOTS 33 THRU 35 BLK 2 (97-34239)

Said Ordinance is hereby amended per the submitted Site Plan (Attachment A) and building elevations (Attachment B) with the following conditions and waivers:

- 1) A waiver to allow the existing building to remain at the current setback.
- 2) A waiver to allow the existing landscaping in the required transitional buffer yard area on the western boundary of PIN 14-27-402-004 and 1435 E. Paris Avenue to remain as existing.
- 3) Disabled parking spaces must be signed with an R7-8 sign and an R7-101 \$350 fine plate.
- 4) All rooftop and ground level mechanical equipment must be fully screened per Zoning Ordinance requirements.
- 5) All 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.
- 6) Exterior lighting shall not exceed three foot candles when measured at the property line.
- 7) Parking lot must be maintained with an evenly paved surface per Zoning Ordinance requirements.
- 8) A revised landscape plan must be submitted showing additional landscaping on the eastern edge of 1509 E Paris Avenue, along the parking lot, to achieve a substantially solid, 6 foot tall visual barrier and in the front yard to meet front yard landscaping requirements.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance 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 amended 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 OF \_\_\_\_\_, 2014.

APPROVED:

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Mayor

ATTEST:

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City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel