

**ORDINANCE 17,569**

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT WHICH AMENDS RESOLUTION 13-300 FOR A 12-UNIT APARTMENT BUILDING FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO 13-15-476-020 WITH AN ADDRESS OF 5605 W TIMBEREDGE DRIVE, PEORIA, ILLINOIS**

WHEREAS, the properties herein described are now zoned in a Class R3 (Single-Family Residential); and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for an amendment to Resolution 13-300 for a 12-Unit Apartment Building under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on April 5, 2018, with respect to said petitions, 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; and

WHEREAS, said Planning and 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 for amendment to Resolution 13-300 for a 12-Unit Apartment Building in the Class R3 (Single-Family Residential) District is hereby granted for following described property:

Legal Description of Special Use:

PART OF LOT 47 IN CHARTER OAK VILLAGE SECTION 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN T.9N., R.7E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 47; THENCE N86°40'00"W, ALONG THE SOUTHERLY LINE OF SAID LOT 47, A DISTANCE OF 399.58 FEET TO THE SOUTHWEST CORNER OF WITHERSHIN POINTE CONDOMINIUM, BEING A PART OF SAID LOT 47 OF CHARTER OAK VILLAGE SECTION 5, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N1°40'00"W, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 73.40 FEET; THENCE N47°35'00"E, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 78.45 FEET; THENCE N27°25'00"W, ALONG THE WESTERLY LINE OF SAID WITHERSHIN POINTE CONDOMINIUM, A DISTANCE OF 173.00 FEET; THENCE S62°35'00"W, A DISTANCE OF 73.91 FEET; THENCE N90°00'00"W, A DISTANCE OF 92.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 47; THENCE S0°00'00"E, ALONG THE WESTERLY LINE OF SAID LOT 47, A DISTANCE OF 72.36 FEET; THENCE S21°02'26"E, ALONG THE WESTERLY LINE OF SAID LOT 47, A DISTANCE OF 178.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47; THENCE S86°40'00"E, ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 118.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.018 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 13-15-476-020 (5605 W Timberedge Dr)

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A); Landscape Plan (Attachment B); Elevations (Attachment C); and with the following conditions:

1. A compliant photometric plan shall be submitted through the building permit process for review and approval.
2. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
3. Any signs shall be approved through a separate building permit process.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R3 (Single-Family Residential) 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

24th DAY OF April, 2018

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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





**Project Office**  
2500 W. Lake Street  
Dundee, IL 60015  
800.343.1171

**Client**  
3000 W. Jefferson Street  
Springfield, IL 62707  
217.567.5757

**Architect**  
8811 Oakwood Park Road  
Normal, IL 62756  
618.252.1244

**Contractor**  
2005 Center Court  
Morton, IL 61550  
618.250.1111

**Site Engineer**  
630.986.0022

**Director**  
271 Oak Street

**Greenview Landscaping Company**  
4525 Springwood, Yorkville, IL  
60594-1200  
630.986.0022  
www.greenviewlandscaping.com

**Notes**



**Scale** 1" = 20'

**Date** 02/03/2018

**Checked by** [Name]

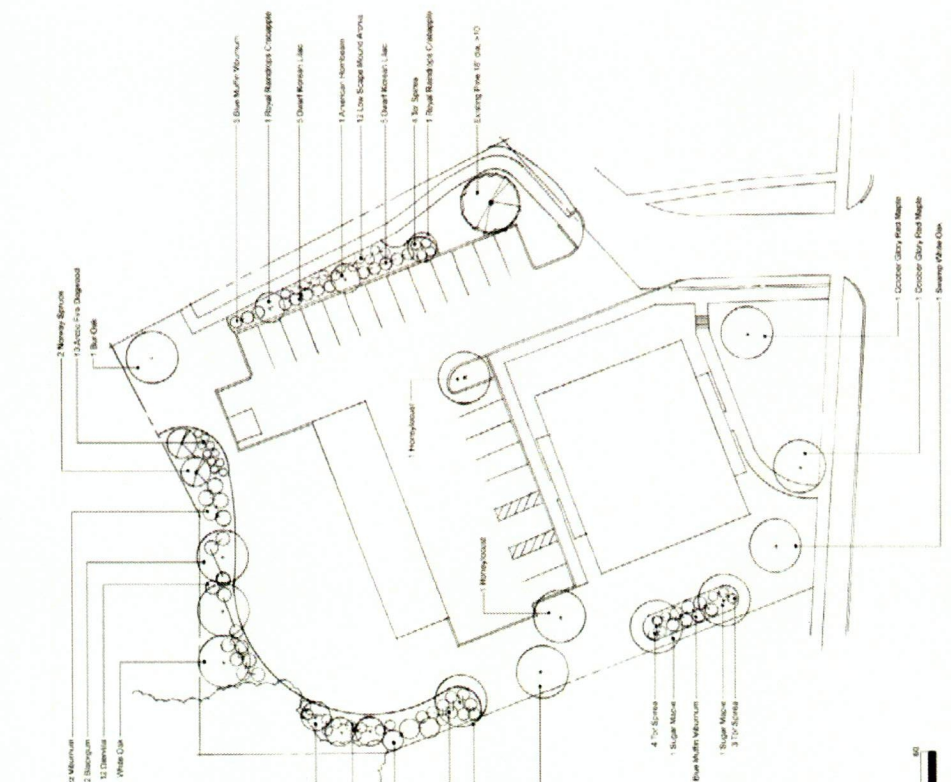
**Drawn by** [Name]

**Revised** [Number]

**Withershin  
Pointe  
Apartments**  
Peoria, IL  
Sheet 1 of 1  
www.greenview.com

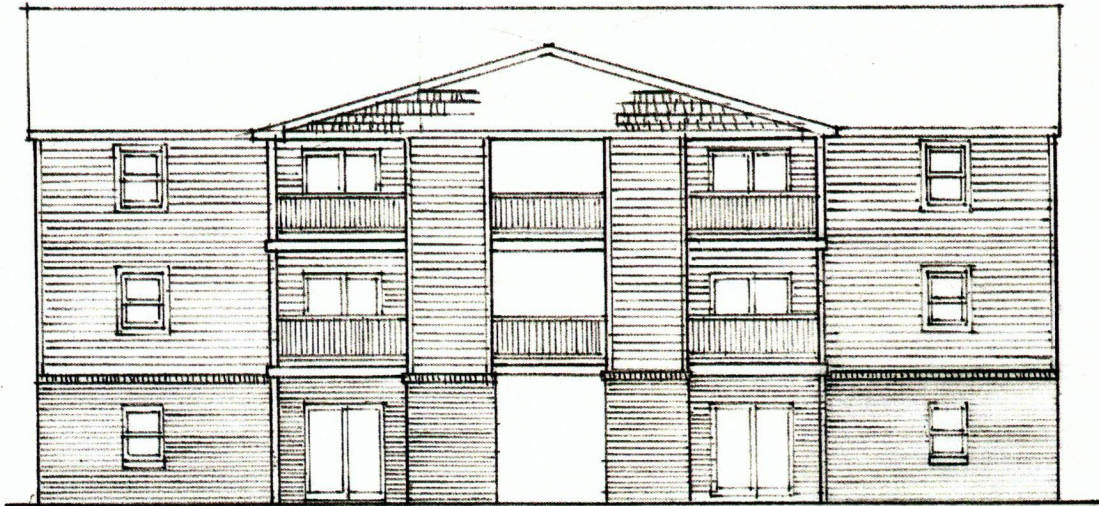
Item	Quantity	Notes
<b>PLANT YARD</b>		
Points Required	99	99 trees
POINTS PROVIDED	90	3 trees less than 20"
<b>Planting Area</b>		
Points Required	75	29 trees less than 20"
POINTS PROVIDED	40	
<b>WALKWAY</b>		
Points Required	220	175 trees less than 20" (55 trees)
POINTS PROVIDED	125	60
TOTAL	195	
<b>WALKWAY</b>		
Points Required	180	34 trees less than 20" (90 trees)
POINTS PROVIDED	105	60
TOTAL	185	
<b>WALKWAY</b>		
Points Required	175	30 trees less than 20" (75 trees)
POINTS PROVIDED	90	25
TOTAL	185	

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REAR ELEVATION



FRONT ELEVATION