

**ORDINANCE 17,294**

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NO. 13,233, IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, TO ADD PROPERTY TO THE BOUNDARY OF THE SPECIAL USE FOR THE PROPERTY LOCATED AT 3206 AND 3210 N EMERY AVENUE, AND ADD A PARISH CENTER AND PARKING AREA TO THE EXISTING CHURCH CAMPUS FOR THE PROPERTY LOCATED AT 3300 N TWELVE OAKS DR. (PARCEL IDENTIFICATION NUMBERS 14-29-476-001, -005, &-007), 3206 N EMERY AVENUE (PARCEL IDENTIFICATION NUMBER 14-29-476-009) AND 3210 N EMERY AVENUE (PARCEL IDENTIFICATION NUMBER 14-29-476-008), PEORIA, ILLINOIS**

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

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use for a Church/School Campus, under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on November 5, 2015, 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 Planning & 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 an amendment to an existing Special Use for a parish center addition and parking lot expansion is hereby approved for the following described property:

**EXISTING SPECIAL USE BOUNDARY**

**PARCEL ID: 14-29-476-001 - 3300 NORTH TWELVE OAKS - EXISTING CHURCH, RECTORY, SCHOOL PROPOSED PARISH CENTER:**

A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29) AND LOTS 232, 233, 234, 235, 236, 237 AND A PART OF THE VACATED ALLEY LYING ADJACENT TO SAID LOT 237 IN EDGEMERE HEIGHTS, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-NINE (29), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "M", PAGES 72 & 73 IN THE PEORIA COUNTY RECORDER'S OFFICE, ALL IN TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 236; THENCE NORTH 89°-14'-56" WEST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID

SECTION 29, 116.72 FEET TO THE EAST RIGHT OF WAY LINE OF TWELVE OAKS DRIVE; THENCE NORTH 00°-14'-33" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 660.67 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°-07'-01" EAST, ALONG SAID NORTH LINE, 414.18 FEET TO THE NORTHWEST CORNER OF BILTMORE HEIGHTS, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 00°-14'-33" WEST, ALONG THE WEST LINE OF BILTMORE HEIGHTS, 674.61 FEET TO THE SOUTH LINE OF SAID LOT 237 IN EDGEMERE HEIGHTS EXTENDED; THENCE NORTH 89°-03'-48" WEST, ALONG THE SOUTH LINE OF LOT 237 AND SAID LINE EXTENDED, 120.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 237; THENCE NORTH 00°-14'-33" EAST, 14.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 237 AND THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 89°-14'-56" WEST, ALONG SAID SOUTH LINE, 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 236; THENCE SOUTH 00°-14'-33" WEST, ALONG THE EAST LINE OF SAID LOTS 232 THRU 236, 114.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 232; THENCE NORTH 89°-03'-48" WEST, ALONG THE SOUTH LINE OF SAID LOT 232, 116.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 232; THENCE NORTH 00°-14'-33" EAST, ALONG THE WEST LINE OF SAID LOTS 232 THRU 236, 113.93 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6.623 ACRES, MORE OR LESS; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

PARCEL ID: 14-29-476-005 - 3300 NORTH TWELVE OAKS - EXISTING COVENT:

LOTS TWO HUNDRED THIRTY-TWO (232), TWO HUNDRED THIRTY-THREE (233), TWO HUNDRED THIRTY-FOUR (234), TWO HUNDRED THIRTY-FIVE (235), TWO HUNDRED THIRTY-SIX (236) IN EDGEMERE HEIGHTS, IN THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9), RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL ID: 14-29-476-007 - NORTH EMERY AVENUE:

LOT TWO HUNDRED AND THIRTY-SEVEN (237) IN EDGEMERE HEIGHTS, A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER WEST HALF OF VACATED ALLEY LYING EAST AND ADJACENT THERE TO (95-22747) IN THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9), RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCELS TO BE ADDED TO THE SPECIAL USE BOUNDARY:

PARCEL ID: 14-29-476-008 - 3210 NORTH EMERY AVENUE – RESIDENTIAL:

LOT TWO HUNDRED AND THIRTY-EIGHT (238) AND TWO HUNDRED AND THIRTY-NINE (239) IN EDGEMERE HEIGHTS, IN THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9), RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, A PART OF THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJACENT THERE TO, ALSO EAST HALF OF VACATED ALLEY LYING WEST AND ADJACENT TO LOT ONE-HUNDRED AND NINE IN BILTMORE HEIGHTS, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL ID: 14-29-476-009 - 3206 NORTH EMERY AVENUE – RESIDENTIAL:

LOT TWO HUNDRED AND FORTY (240) AND TWO HUNDRED AND FORTY-ONE (241) IN EDGEMERE HEIGHTS, IN THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9), RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, A PART OF THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJACENT THERE TO (93-31628/95-22747) SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA

AND STATE OF ILLINOIS.

Parcel Identification Numbers 14-29-476-001 / 14-29-476-005 / 14-29-476-007 / 14-29-476-008 / 14-29-476-009

Said Ordinance is hereby amended per the submitted Site/Landscape Plan and Elevations and with the following conditions and waivers:

1. A waiver to allow parking lot landscaping for the new parking area (2 shade trees) to be planted on the perimeter of the parking lot and to allow existing conditions for the existing parking areas.
2. A waiver to allow existing conditions for front yard landscaping along Twelve Oaks Drive.
3. A waiver to allow existing conditions on the east side of the special use boundary; to not include the transitional buffer yard.
4. All mechanical equipment, utilities, and refuse areas must be screened per Zoning Ordinance requirements
5. Any lighting used to illuminate off-street parking areas shall be down lit away from residential properties and public streets in such a way as to not create a nuisance. In no case shall such lighting exceed 3 foot candles measured at the lot line.
6. Parking surface must be maintained as an evenly paved surface and regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
7. Disabled parking spaces must be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
8. Replace all non-ADA compliant driveways and non-ADA sidewalks on within property frontage on Twelve Oaks. Sidewalk cross slope through drive approaches shall continue in a constant plane, with 1.5% cross slope (2% maximum); sidewalk joint pattern should continue through drive approaches as well.
9. Identify on the site plan the pedestrian accessible route (PAR) from Twelve Oaks to the new building. A revised site plan is required before building permits are issued.
10. Remove the detectible warning strip on the accessible curb ramp at the north end of Twelve Oaks, and provide a companion ramp on the opposite side of the tee to complete the pedestrian accessible route heading northward. A revised site plan is required before building permits are issued.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class R-3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the amendment 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 November, 2015.

APPROVED:

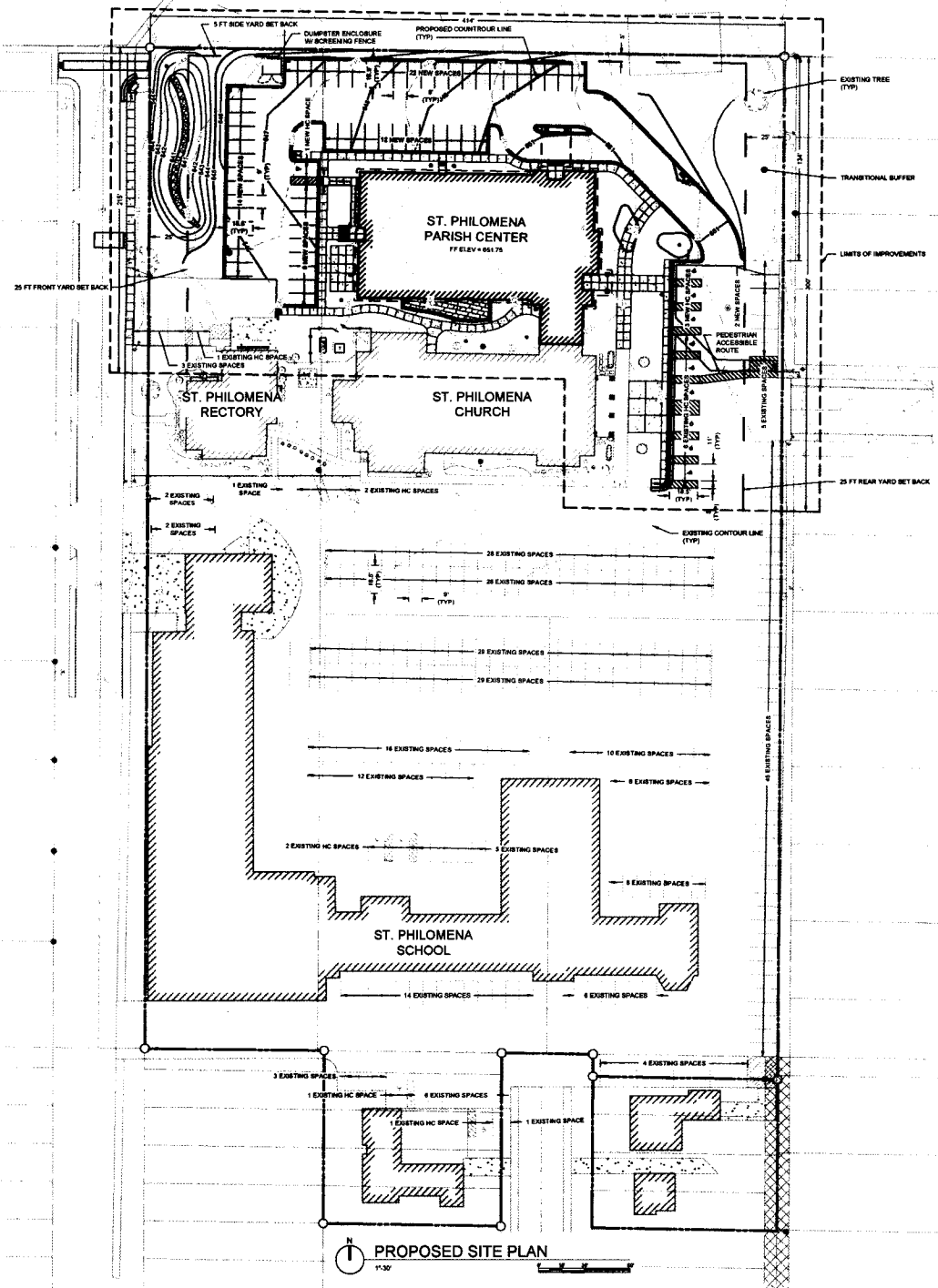
  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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



PROPOSED SITE PLAN  
1"=30'

PARKING TOTALS	
THE FOLLOWING CALCULATION INDICATES THE TOTAL NUMBER OF PARKING SPACES OF THE PROPOSED SITE AS SHOWN:	
EXISTING	28 STANDARD + 13 HANDICAP = 41 SPACES
NEW	48 STANDARD + 7 HANDICAP = 55 SPACES
<b>TOTAL PROPOSED SPACES</b>	<b>96 SPACES</b>
VEHICULAR TRAFFIC GENERATION	
THE FOLLOWING CALCULATION REPRESENTS THE NUMBER OF VEHICLES THAT WILL BE ON SITE BASED ON AN AVERAGE SEATING CAPACITY OF AN EVENT HELD AT THE PROPOSED PARISH CENTER:	
EVENT AVERAGE SEATING CAPACITY	300 SEATS
VEHICULAR CONVERSION FACTOR	1 VEHICLE PER 4 SEATS
300 SEATS X (1 VEHICLE / 4 SEATS) =	75 VEHICLES
<b>TOTAL NUMBER OF VEHICLES GENERATE BY SITE USE</b>	<b>75 VEHICLES</b>
REQUIRED LANDSCAPING POINTS	
THE FOLLOWING CALCULATION REPRESENTS THE REQUIRED NUMBER OF LANDSCAPING POINTS AS DETERMINED BY THE CITY CODE. APPENDIX C SECTION 2.2 THE AREA USED TO CALCULATE THE REQUIRED POINTS HAS BEEN RESTRICTED TO THE AREA OF THE SITE THAT WILL BE IMPROVED BY THE PROJECT. LAYOUT OF THE PROPOSED LANDSCAPING HAS NOT BEEN SHOWN HEREIN. A PROFESSIONAL LANDSCAPER WILL COMPLETE THE DESIGN FOR THE LANDSCAPING TO MEET ALL CITY OF PEORIA ZONING AND POINT REQUIREMENTS:	
<b>REQUIRED LANDSCAPING POINTS (CITY CODE APPENDIX C 2.2)</b>	
<b>FRONT YARD LANDSCAPING POINTS (CITY CODE 2.2.6)</b>	
ALL FRONT YARD POINTS SHALL COME FROM THE TREE CLASSIFICATION:	
EAST YARD REQUIRED POINTS = 3002' = 180 POINTS	
WEST YARD REQUIRED POINTS = 2142' = 108 POINTS	
<b>PARKING LOT LANDSCAPING POINTS (CITY CODE 2.2.7)</b>	
ALL PARKING LOT POINTS SHALL COME FROM THE SHADE TREE CLASSIFICATION:	
PARKING LOT REQUIRED POINTS = NEW PARKING SPACES	
PARKING LOT REQUIRED POINTS = 10 SPACES	
<b>TRANSITIONAL BUFFER LANDSCAPING POINTS</b>	
ONE-HALF OF THE POINTS MUST BE ACHIEVED BY UTILIZING PLANTS FROM THE TREE CLASSIFICATION AND ONE-HALF MUST BE FROM THE SHRUB CLASSIFICATION. TWO SPECIES OF TREES SHALL BE UTILIZED AND TWO SPECIES OF SHRUBS SHALL BE UTILIZED.	
TRANSITIONAL BUFFER REQUIRED POINTS = 1542' = 87 POINTS	
SHRUB REQUIREMENT = 1542' = 87 POINTS	
<b>TOTAL REQUIRED LANDSCAPING POINTS = 661 POINTS</b>	

**Dewberry**  
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ST. PHILOMENA  
ST. PHILOMENA PARISH CENTER  
3300 NORTH TWELVE OAKS DRIVE  
PEORIA, ILLINOIS 61604

CORPORATE SEAL

SEAL

PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

SCALE

No.	Description	Date

REVISIONS

DRAWN BY: AJ

APPROVED BY: GJ

CHECKED BY: GJ

DATE: 2015.10.1

TITLE: PROPOSED ZONING SITE PLAN

PROJECT NO.: 90075

**Z-101**

SHEET NO.





