

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A NEW WIRELESS TELECOMMUNICATIONS TOWER AND FACILITY, FOR THE PROPERTY COMMONLY KNOWN AS 2116 N SHERIDAN ROAD, LOCATED AT 2114, 2126, AND 2200 N SHERIDAN ROAD (PARCEL IDENTIFICATION NO. 14-33-351-001, 14-33-351-002, 14-33-351-028, AND 14-33-303-036), PEORIA, ILLINOIS.**

WHEREAS, the property herein described is now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a new wireless telecommunications tower and facility 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 August 5, 2021, 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 a new wireless telecommunications tower and facility is hereby approved for the following described property:

A part o the John C. Proctor's Subdivision more particularly bounded and described as follows: Beginning at a point on the east line of North Sheridan Road One Hundred Twenty (120) feet north of the northwest corner of Lot One (1) of M.N. Pierson's Resubdivision of Endowment Place; thence eastwardly parallel to the north line of M.N. Pierson's Resubdivision of Endowment Place Four hundred seventy-six and fifty-four hundredths (476.54) feet; thence northwardly along the west line of Out Lot "A" of John C. Proctor's Subdivision and the west line of the Resubdivision of Doubet's Park Three hundred eight (308.0) feet; thence westwardly Four hundred seventy and forty-four hundredths (470.44) feet to a point on the east line of North Sheridan Road; thence southwardly along the eat line of North Sheridan Road Three hundred ten and seven tenths (310.7) feet to the point of beginning; all in the Southwest Quarter of the Southwest Quarter of Section Thirty-three (33), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois;

And Lots 1 and 2 in Carl's Addition of part of Lot 10 in a Subdivision of the Southwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, as shown on the plat thereof recorded in Plat Book "Z-1", age 49; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

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

1. Condition that vehicle access to the wireless telecommunication facility shall enter and exit the property from Sheridan Road only.
2. Condition that the color of the privacy fence, for the equipment facility enclosure, as shown on the site plan, is a close match to the color of the garage walls.
3. Waiver to eliminate the landscaping requirement for the perimeter of the facility, according to the site plan.
4. Waiver to allow vinyl fence material for the equipment facility enclosure.
5. Waiver to reduce the total number of commercial applications (carrier spaces) to three.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (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

\_\_\_\_\_ DAY \_\_\_\_\_, 2021.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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