

ORDINANCE NO. 17,070

AN ORDINANCE AMENDING AN EXISTING SPECIAL EXCEPTION ORDINANCE NO. 12,043 WITH A SPECIAL USE IN A CLASS R-2 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A FAIR GROUNDS TO ADD VARIOUS EVENTS AND A PREVIOUSLY CONSTRUCTED PARKING LOT EXPANSION FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-17-100-001 AND LOCATED AT 1601 W. NORTHMOOR RD, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-2 (Single Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to amend an existing Special Exception with a Special Use for a Fair Grounds under the provisions of 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 December 5, 2013, 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, which amends an existing Special Exception for a Fair Grounds is hereby approved for the following described property:

The NW ¼ of Section 17, Township 9 N, Range 8 E of the fourth principal meridian (except commencing at the SW corner of Section 17, thence N 400 feet; thence NE 356.2 feet; thence S 445.34 feet; thence W 329.84 feet to the point of beginning; except commencing at the center section of Section 17; thence W 1150 feet; thence N 340 feet; thence W 170 feet, thence north 2,301.17 feet to the N line of Section 17; thence E to the NE corner of the NW ¼ of Section 17; thence S to the point of beginning) all in Peoria County, Illinois.

Parcel Identification Nos. 14-17-100-001

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

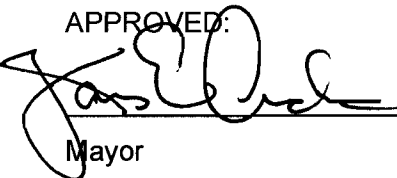
- 1) The HOI Fair as conducted in past years.
- 2) Two (2) ¼ scale Tractor events per year (each event is one weekend) conducted within the boundary of the interior road system.
- 3) One (1) Outdoor Concert per year (must end no later than 10:00 PM) conducted within the boundary of the interior road system.
- 4) No additional internal combustion motors or amplified events outside of buildings without prior approval from City Council.
- 5) All non-internal combustion motors or amplified events must take place within the boundary of the interior road system, with the exception of:

- a) Running events.
- b) Parking in the area adjacent to Northmoor Road.
- c) Use of the existing camp grounds for camping purposes.
- 6) Outdoor events are limited to typical fairgrounds related activities and must comply with all City codes.
- 7) A berm must be constructed along the west property line adjacent to the camp grounds.
- 8) Landscaping for the front yard along Northmoor Road and the previously constructed parking lot expansion located in the southwest corner of the property must be planted, in compliance with the Zoning Ordinance, within three (3) years.
- 9) Amplified or speaker systems for announcement purposes must be directed to the east or away from the immediate residential properties.
- 10) Waiver to allow parking on an unpaved surface.
- 11) Eliminate the Special Use application fee of \$7,500.


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

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

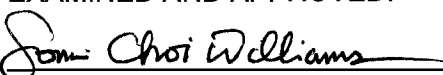
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS
25th DAY OF February 2014.

APPROVED:


Mayor

ATTEST.


City Clerk

EXAMINED AND APPROVED:


Corporation Counsel

