

An ORDINANCE Amending Ordinances 13,553, as amended through 15,513, for a SPECIAL USE for a School, in a Class R-3 (Single Family Residential) District, to add a Gymnasium and Parking, for the Property Located at 2000 W. Glen Avenue (Parcel Index Number 14-19-427-007), Peoria, Illinois. (Council District 4)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to amend an existing Special Use for a School per the provisions of Article 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on February 4, 2016, 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, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such Special Use amendment 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 amendment is hereby granted as per the site plan and elevations, with waiver and condition, for following described property:

A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 19, T. 9 N., R. 8 E., OF THE 4TH P. M., BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 19; THENCE S0°37'43"E ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 19; A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF GLEN AVENUE AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING S0°37'43"E ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 19, A DISTANCE OF 861.73 FEET TO A POINT ON THE EXTENDED LINE OF THE NORTH LINE OF LOTS 8 THROUGH 11 IN LAKE PARK 6TH EXTENSION, BEING A SUBDIVISION OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 19; THENCE S89°15'47"W ALONG THE NORTH LINE OF LOTS 8 THROUGH 11 AND THE EXTENSION THEREOF IN SAID LAKE PARK 6TH EXTENSION, A DISTANCE 352.42 FEET TO A POINT ON THE EAST R.O.W. LINE OF MONTELLO DRIVE; THENCE N0°43'07"W ALONG THE EAST R.O.W. LINE OF MONTELLO DRIVE, A DISTANCE OF 314.60 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WESTBROOK DRIVE; THENCE S89°16'19"W ALONG THE NORTH R.O.W. LINE OF WESTBROOK DRIVE, A DISTANCE OF 140.50 FEET TO A POINT ON THE EAST LINE OF WESTWOOD SUBDIVISION 3RD EXTENSION, BEING A SUBDIVISION OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 19; THENCE N0°40'00"W ALONG THE EAST LINE OF WESTWOOD SUBDIVISION 3RD EXTENSION AND THE EAST LINE OF GLEN COURT NORTH, BEING A SUBDIVISION OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 19, A DISTANCE OF 552.73 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF GLEN AVENUE; THENCE N89°54'58"E ALONG THE SOUTH R.O.W. LINE OF GLEN AVENUE, A DISTANCE OF 493.80 FEET TO THE POINT OF BEGINNING SITUATE, LYING, AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

EXCEPTING THEREFROM RIGHT-OF-WAY DEDICATED BY DOCUMENT NUMBER 75-00268 AS RECORDED IN PEORIA COUNTY RECORDERS OFFICE.

TOTAL AREA BEING 8.13 ACRES, MORE OR LESS.

*Conditions*

1. All other applicable codes must be met.
2. Three trees and decorative landscaping, such as ornamental grasses will be added with the parking areas.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the R-3 (Single 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 OF \_\_\_\_\_, 2016.

APPROVED:

---

Mayor

ATTEST:

---

City Clerk

EXAMINED AND APPROVED:

---

Corporation Counsel