

ORDINANCE NO. 17,578

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR AN OUTDOOR RECREATION (PRACTICE FIELDS) FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS 14-07-100-012, -013, -024, -025, -028 & -029 WITH ADDRESSES OF 2607 W WILLOW KNOLLS ROAD, NORTH VILLA LAKE DRIVE & 7519 N ALLEN ROAD, 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 Outdoor Recreation (Practice Fields) Facility 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 an Outdoor Recreation (Practice Fields) Facility in the Class R3 (Single-Family Residential) District is hereby granted for following described property:

Legal Description of Special Use:

PART OF THE NORTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1292.93 FEET TO A PIPE; THENCE SOUTH 00 DEGREES 01 MINUTE 51 SECONDS WEST A DISTANCE OF 75.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 38 MINUTES 27 SECONDS EAST PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 634.57 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREE 00 MINUTE 13 SECONDS EAST A DISTANCE OF 1564.22 FEET TO A PIPE THAT IS 990.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST PARALLEL WITH AND 990.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1929.12 FEET TO A PIPE ON THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREE 03 MINUTES 17 SECONDS EAST ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1639.31 FEET TO THE POINT OF BEGINNING, CONTAINING 71.472 ACRES MORE OR LESS.

PINS: 14-07-100-012, -013, -024, -025, -028 & -029 (2607 W Willow Knolls Rd, N Villa Lake Dr & 7519 N Allen Rd)

Said Ordinance is hereby approved per the submitted Site Plan Attachments (Attachment A) and with the following conditions:

1. The site shall provide seven (7) spaces of bicycle parking.
2. Any Mechanical, Refuse or Utility Structures shall be screened per City Code requirements if placed on the property.
3. A landscaping plan shall be required through the building permit process to ensure compliance.
4. A photometric plan shall be required through the building permit process to ensure compliance.
5. Any signs will be processed administratively through a separate building permit process.
6. Right-of-way shall be dedicated if a future extension of N Villa Lake Dr is proposed as this site is adjacent to the proposed extension of Pioneer Parkway.
7. A pedestrian accessible route shall be provided between the public right-of-way and the site.
8. Construction access shall not be allowed from N Villa Lake Dr.

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

8th DAY OF May, 2018

APPROVED:



Mayor

ATTEST:



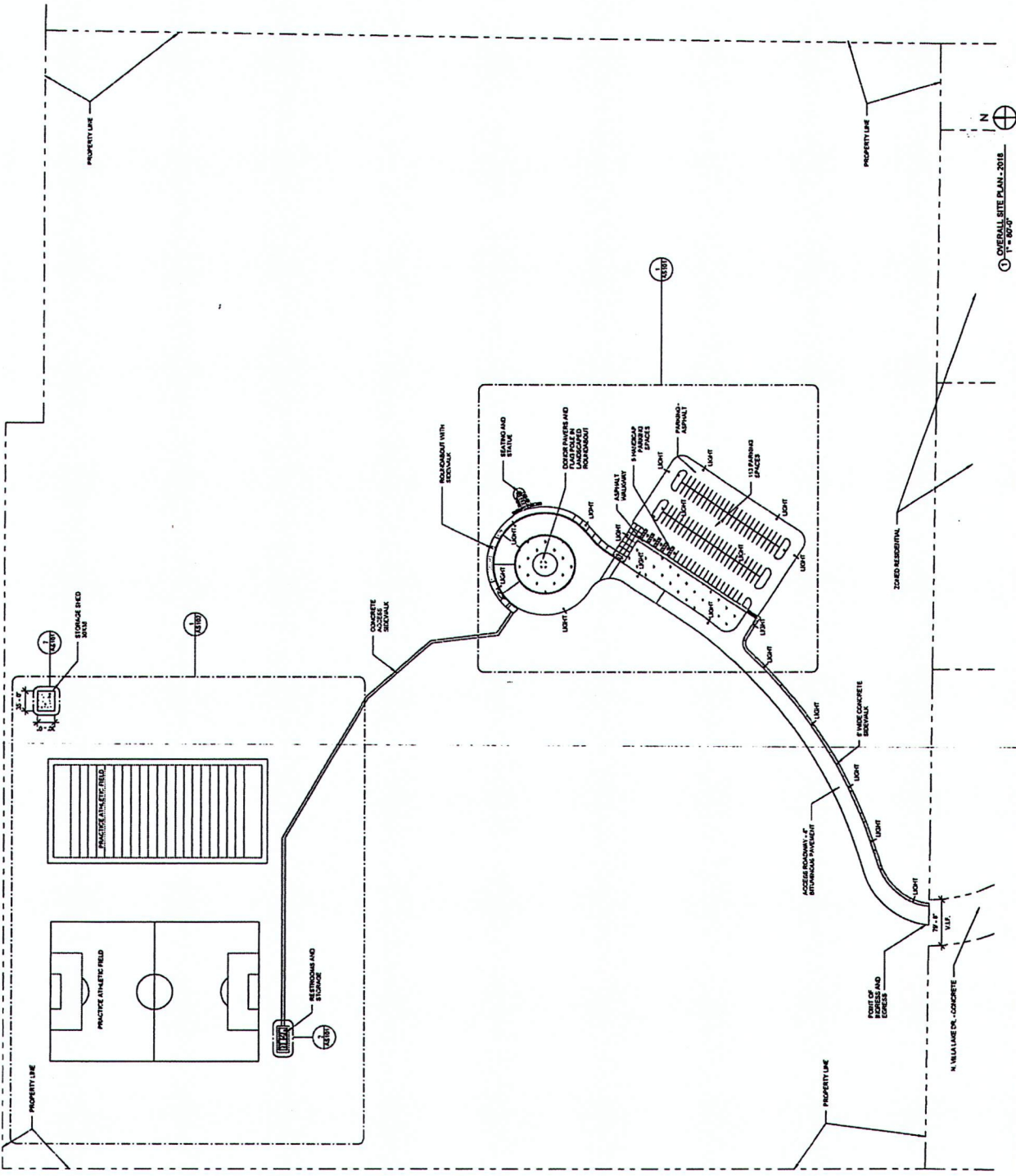
City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

		RIVER CITY Peoria Illinois SCHOOL PEORIA NOTRE DAME HIGH PND DEVELOPMENT	
PROJECT NO. 0002 DATE 02.01.18 DESIGN GAD DRAWN GAD CHECKED EB APPROVED EB		101 MOFFET BLVD EAST PEORIA, IL 61611 P. 309.684.3120 F. 309.251.1322	
No. Description Date 1 PLANNING AND ZONING APPLICATION 03.01.18		SITE PLAN AS100	



Peoria Notre Dame - Practice Fields
Zoning Application

Project Narrative

The development will consist of a paved roadway extending from Villa Lake Drive to the North to allow access to the site, move traffic to a paved parking lot, and allow access to the existing practice fields. Street lighting and parking lot lighting is proposed along the paved roadway. A modular restroom is proposed and will be tied into the existing infrastructure on site. The construction of a storage garage is also proposed to house mowers and practice athletic equipment. Storm water from pavement surfaces will be routed into the existing infrastructure that is currently in place. No new seeding/landscaping is planned at this time. No signage is planned at this time. There are no planned topographical grading changes or disruption to the existing grass area.

Estimated Traffic Generation

Traffic thru Villa Lake Drive will be limited to club team’s practices. Traffic would consist of between 20 to 45 vehicles per practice. Generally, there would be one practice per day while the sport is in season.

Roadway/Parking Lot Construction

The roadway North of Villa Lake Drive will consist of 10” of aggregate base and 4” of bituminous pavement. Concrete curb & gutter will line both sides of the roadway. No sidewalks are included at this time as we view this roadway as a private lane.

The parking lot will consist of 8” of aggregate base, 3” of asphalt, and concrete curb & gutter islands within the parking lot.