

**ORDINANCE NO. 17,141**

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 15,185 IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO REPLACE DUMPSTER ENCLOSURES WITH LANDSCAPE PLANTINGS FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO 14-08-226-025 WITH AN ADDRESS OF 7815 N KNOXVILLE AVENUE, PEORIA, ILLINOIS**

WHEREAS, the property herein described is now zoned in a Class C-2 Large Scale Commercial District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the existing Special Use for a Shopping Center 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 August 7, 2014, 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 the existing the Special Use for a Shopping Center is hereby approved for the following described property:

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SURVEY LINE OF S.B.1 ROUTE 88 AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES, 19 MINUTES, 00 SECONDS EAST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE SURVEY LINE OF S.B.1 ROUTE 88, A DISTANCE OF 382.42 FEET; THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.B.1 ROUTE 88 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 89 DEGREES, 53 MINUTES, 07 SECONDS WEST, A DISTANCE OF 319.21 FEET; THENCE SOUTH 00 DEGREES, 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES, 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 200.0 FEET; THENCE NORTH 00 DEGREES, 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 337.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST PIONEER PARKWAY; THENCE NORTH 89 DEGREES, 53 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST PIONEER PARKWAY, A DISTANCE OF 239.88 FEET; THENCE NORTH 00 DEGREES, 06 MINUTES 02 SECONDS EAST, ALONG THE RIGHT OF WAY LINE OF WEST PIONEER PARKWAY, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST PIONEER PARKWAY, A DISTANCE OF 88.55 FEET; THENCE SOUTH 00 DEGREES, 21

MINUTES 22 SECONDS EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES 42 SECONDS EAST, A DISTANCE OF 190.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.B.1 ROUTE 88; THENCE SOUTH 00 DEGREES, 19 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.B.1 ROUTE 88, A DISTANCE OF 157.00 FEET TO THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 14-08-226-025

Address of 7815 N Knoxville Avenue, Peoria, IL 61615

Said Ordinance is hereby adopted per the submitted Site Plan and Landscape Plan (Attachment A), and waiver:

- 1) Waiver to allow landscape plantings along the south property line to screen dumpsters in place of garbage enclosures.

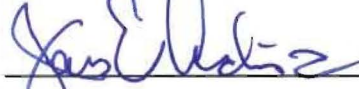
Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the amendment to the Special Use herein permitted.

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

26th DAY OF August, 2014.

APPROVED:

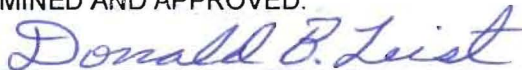
  
\_\_\_\_\_  
Mayor

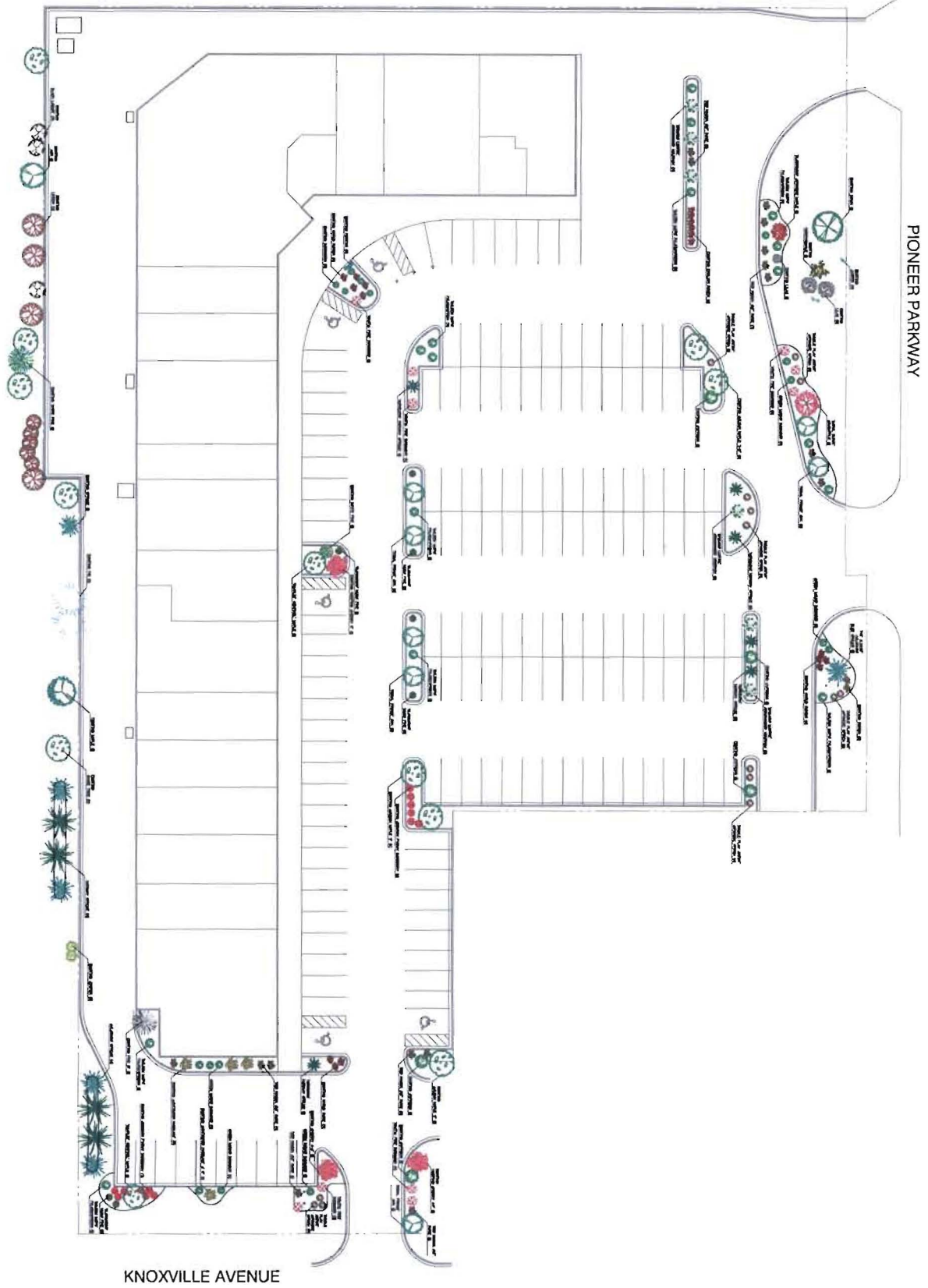
ATTEST:

  
\_\_\_\_\_

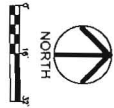
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_



Copyright 2014  
Russ Waldschmidt



KNOXVILLE AVENUE

PIONEER PARKWAY

# MT. HAWLEY COURT

7815 N. KNOXVILLE AVE, PEORIA, IL  
RUSS WALDSCHMIDT

## LANDSCAPE PLAN



8020 Stockton Tree Drive  
Peoria, IL 61615  
Phone: (309) 891-4561  
Fax: (309) 892-7125  
Web: www.hoerrhinshen.com

LANDSCAPE PLAN

SCALE:  
1"=16'

PAGE #:  
LN-10

DATE	TYPE
07/08/14	
07/31/14	REV.

JOHN INGERSON  
Senior Designer  
Russ Waldschmidt  
Project Manager  
File: Mt Hawley Court.dwg