

AN ORDINANCE GRANTING A SPECIAL USE FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT, COMMONLY KNOWN AS PIERSON HILLS PHASE I, FOR BUILDING ADDITIONS, WITH WAIVERS, IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1720 N GREAT OAK RD (PARCEL IDENTIFICATION NO. 18-06-101-004), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-family Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for an amendment to an existing Planned Unit Development under the provisions of Article 2.9.3 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on November 3, 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

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 amendment to an existing planned unit development for building additions, with waivers, is hereby approved for the following described property:

The real property located in the City of Peoria, County of Peoria, State of Illinois, described as follows:

A part of Lots 1,2,3,16 and 19 of Pierson Heights, a subdivision of part of the Northwest quarter of Section 6, Township 8 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the North-west corner of the Northwest quarter of said Section 6 as the point of beginning of the tract to be described; thence South 89 degrees 34 minutes 00 seconds East along the North line of the Northwest quarter of said Section 6, a distance of 516.76 feet; thence South 0 degrees 01 minutes 00 seconds East, a distance of 277.00 feet; then South 89

degrees 34 minutes 00 seconds East, a distance of 220.00 feet; thence North 0 degrees 01 minutes 00 seconds West a distance of 247.00 feet to a point 30 feet South of the North line of the Northwest quarter of said Section 6; thence South 89 degrees 34 minutes 00 seconds East parallel and 30 feet normal distance South from the North line of the Northwest quarter of said Section 6, a distance of 335.00 feet; thence South 0 degrees 01 minutes 00 seconds East, along the East line of said Lots 3 and 18, a distance of 524.89 feet; thence is a Southwesterly direction along a curve to the right having a radius of 130.00 feet for an arc distance of 204.81 feet; then North 89 degrees 45 minutes 00 seconds West, a distance of 235.00 feet; thence in a Southwesterly direction along a curve to the left having a radius of 70.00 feet for an arc distance of 36.65 feet; thence South 60 degrees 15 minutes 00 seconds East, a distance of 320.00 feet to a point on the South line of said Lot 1; thence North 89 degrees 52 minutes 00 seconds West along the South line of said Lot 1, a distance of 378.00 feet; thence North 0 degrees 0 minutes 0 seconds along the West line of said Lot 1, a distance of 1352.80 feet to the point of beginning, situate, lying and being the in the City of Peoria, State of Illinois; excepting therefrom land deeded to the City of Peoria for street purposes by deed dated December 24, 1969 and filed for record in said Recorder's Office on December 31, 1969 and recorded in Tract Survey Book 2, Page 3.

TAX ID: 18-06-101-004

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

1. A waiver to reduce the number of required parking spaces from 200 to 190.
2. A waiver is requested to reduce the front yard setback from the required 30 feet to 21 feet, per the submitted site plan.
3. Parking spaces must be a minimum of 18.5' in length by 8.5' in width.
4. All existing and proposed rooftop and ground level mechanical equipment, utilities, and dumpsters must be screened per Code requirements.
5. A transitional buffer must be provided along the west property line as required by the Unified Development Code.
6. If a sign is placed on the site, a separate application is required and the sign must meet Unified Development Code requirements.
7. Lighting may not exceed ½ footcandle, as measured at the property line, and must be downlit away from residential properties.
8. The existing fence along the west property line is in disrepair and must be removed or replaced.
9. Replace deteriorated and non-ADA-compliant walks and curbs along property.
10. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.

Section 2. All provisions of Appendix A, the Unified Development Code, of the City of Peoria, with respect to the Class R-6 (Multi-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 OF _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel