

AN ORDINANCE GRANTING A SPECIAL USE IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT THE 1300 THROUGH 1400 BLOCK OF W. CRESS CREEK COURT, PEORIA, ILLINOIS

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

WHEREAS, the Zoning Commission has been petitioned to grant a Special Use under the provisions of Section 2.15 of the Permanent Zoning Ordinance of the City of Peoria for a residential cluster development and

WHEREAS, said Commission held a public hearing on August 6, 1992 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; and

WHEREAS, said Zoning Commission has submitted its report 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, AS FOLLOWS:

Section 1. That a Special Use is hereby granted, for the following described property:

SEE ATTACHED "EXHIBIT A"

allowing a residential cluster development pursuant to the following conditions:

- 1) The proposed dedicated access road from Candletree Drive to the project entry point at Cress Creek Court must be provided;
- 2) The proposed entry sign must be set back ½ the required front yard distance; and
- 3) The proposed sign cannot exceed 20 square feet in area.

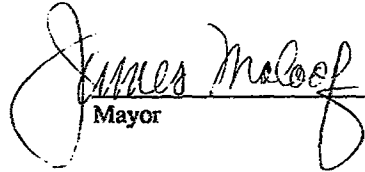
Section 2. All provisions of the Permanent Zoning Ordinance of the City of Peoria with respect to Class R-3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

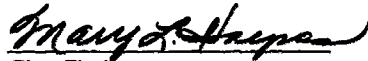
18th DAY OF August, 1992.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

GL/bm

council7/cc092-23

ATTACHMENT A
Legal Description

3/3

A part of the South Half of the Northwest Quarter of Section 8, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the South Half of the Northwest Quarter of said Section 8, said point being the Point of Beginning of the tract to be described; from the point of beginning thence South 0 15'21" West (bearings assumed for purposes of description only) along the East line of the South Half of the Northwest Quarter of said Section 8, 325 feet; thence North 85 21'49" West 847.39 feet; thence North 89 45' 46" West 140 feet; thence North 0 14'14" East 260 feet to the North line of the South Half of the Northwest Quarter of said Section 8; thence South 89 45'46" East along the North line of the South Half of the Northwest Quarter of said Section 8, 985 feet to the Point of Beginning, said tract containing 6.509 acres, more or less, situated in the County of Peoria, in the State of Illinois.