

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR A MESSAGE PARLOR FOR THE PROPERTY LOCATED AT 4241 N. BOULEVARD AVENUE (PARCEL IDENTIFICATION NO. 14-28-226-017 AND 14-28-226-018), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class C-1 (General Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Massage Parlor under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on August 6, 2020, 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 & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special 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 for a Massage Parlor is hereby approved for the following described property:

Lots 1 and 2 in Block One (1) Fairground's Subdivision of part of the Northeast Quarter (NE ¼) of Section 28, Township 9 North, Range 8 East of the Fourth Principal Meridian; situated in Peoria County, Illinois.

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following waivers and condition:

1. Waiver from the 20 foot front yard parking setback on E Lake Avenue and N Boulevard Avenue.
2. Waiver from requirement to install sidewalk along property frontage on E Lake Avenue and N Boulevard Avenue.
3. Waiver to allow existing conditions for the driveway apron on N Boulevard Avenue.
4. Waiver from front yard landscaping requirement.
5. Waiver from parking lot perimeter landscaping requirement.
6. Condition: Remove the freestanding sign, which is in the sight triangle at the northeast corner of the property. Any replacement sign must comply with standards of the Unified Development Code, Section 8.3 *Signs*.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-1 (General Commercial) 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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel