

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS WH (WAREHOUSE FORM) DISTRICT FOR WAIVERS FROM THE FORM DISTRICT REQUIREMENTS RELATING TO SIGNAGE FOR THE PROPERTY LOCATED AT 927 SW WASHINGTON STREET (PARCEL IDENTIFICATION NO. 18-09-330-048) PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class WH (Warehouse Form) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Waivers from Form District Regulations 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 March 7, 2019, 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 Waivers from Form District Regulations Relating to Signage is hereby approved for the following described property:

Lots 27, 28, 29, and 30 in Forsyth's Addition to the City of Peoria, Section 9, Township 8N, Range 8E, situated in the County of Peoria, State of Illinois.

PIN: 18-09-330-048

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

- 1) Compliance with design requirements for signs within the Warehouse Form District.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class WH (Warehouse Form) District shall remain applicable to the above-described premises, with exception to 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 _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel