

ORDINANCE NO. 17,155

AN ORDINANCE APPROVING A SPECIAL USE IN I-3 (GENERAL INDUSTRIAL) DISTRICT FOR A JUNK YARD AND AUTO GRAVEYARD, WITH A TOWING AND IMPOUND LOT, FOR THE PROPERTY IDENTIFIED AS 2001, 2015, 2017 AND 2021 S. DARST STREET (18-19-228-004 AND 18-19-231-006 THROUGH 009), PEORIA, IL (Council District 1)

WHEREAS, the property herein described is now zoned in a Class I-3 (General Industrial) District; and

WHEREAS, said petition was directed to the Zoning Commission as directed by Article 2.8 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on October 2, 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, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning 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. A Special Use for a junk yard and auto graveyard, with a towing and impound lot, in the Class I-3 (General Industrial) District, is hereby granted per the attached site plan for following described property:

Legal Description

Tract 1:

Part of Lots 9 thru 12, Block 1, Lower Peoria, in the Northeast Quarter of Section 19, Township 8 North, Range 8 East, of the 4th Principal Meridian, further described as follows: Beginning at the Southeast corner of said Lot 9; thence West, a distance of 200.27 feet; thence Northeasterly, a distance of 283.12 feet; thence South, a distance of 198.69 feet to the Point of Beginning, plus vacated Crowell Street, Township of City of Peoria, Peoria County, Illinois.

PIN: 18-19-228-004
Address: South Darst Street, Peoria, IL 61607
Acreage: .46 acres

Tract 2:

Lots 49, 50, 51, 52, 53, 54, 55 and 56 in COWELL'S SUBDIVISION of Block 8 in Lower Peoria, as laid out in the Northeast Quarter of Section 19, Township 8 North, Range 8 East of the Fourth Principal Meridian, according to the plat thereof recorded on October 7, 1895 in Plat Book "A", page 55, (EXCEPT THEREFROM all the coal and other minerals underlying the surface thereof and all rights and easements in favor of said mineral estate) in Peoria County, Illinois.

PIN: 18-19-231-006 (Lots 51-52-53-54-55-56)
Address: 2001 S. Darst Street, Peoria, IL 61607
Acreage: .52 acres

PIN: 18-19-231-007 (Lot 50)
Address: 2017 S. Darst Street, Peoria, IL 61602
Acreage: .09 acres

PIN: 18-19-231-008 (Lot 49)
Address: 2017 S. Darst Street, Peoria, IL 61602
Acreage: .09 acres

Tract 3:

Lots Forty-four (44), Forty-five (45) Forty-six (46), Forty-seven (47) and Forty-eight (48) in Block Eight (8) in COWELL'S SUBDIVISION of Block Number Eight (8) in Lower Peoria, Peoria County, Illinois.

PIN: 18-19-231-009
Address: 2021 S. Darst Street, Peoria, IL 61607
Acreage: .44 acres

Waivers

1. LDC Section 8.4.4.B.3. General Outdoor Storage, which requires a solid screening, eight feet in height, a minimum 15 feet from the right of way.
2. LDC Section 8.2.6. Landscaping and screening, front yard landscaping.
3. LDC Section 4.3.7.C.2. Waiver of required screening on side and rear lot lines.

Conditions

1. Allow existing fencing that is seven feet in height to remain until replaced; and replace within a timely fashion in order to provide fencing along Darst that is solid and eight feet in height.
2. Obtain all required permits, including paving permits.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, and the District Map made a part of said Ordinance, shall extend to said above-described premises as herein approved for a special use.

Section 3. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class I-3 (General Industrial), shall apply to the above-described premises.

Section 4. 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

28th DAY OF OCTOBER, 2014.

APPROVED:



 Mayor

ATTEST:



 City Clerk

EXAMINED AND APPROVED:



 Corporation Counsel

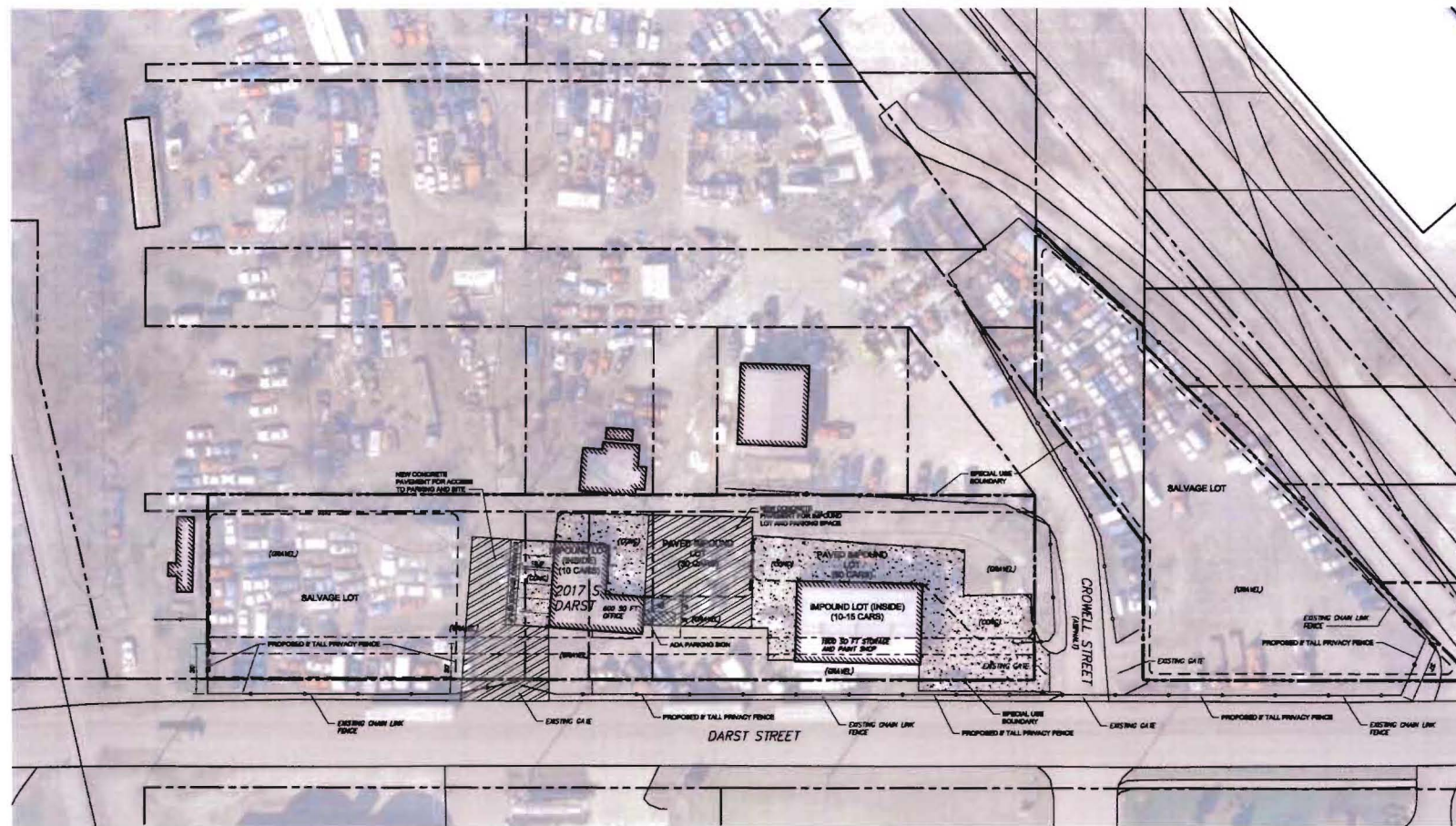


Farnsworth GROUP

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1. 8/20/14 REVISED PER COP COMMENTS



LEGEND

- CHAIN LINK FENCE
- WOODEN FENCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONCRETE PAVEMENT
- DECIDUOUS TREE
- EVERGREEN TREE

NOTES

1. EXISTING SITE CONDITIONS ARE SHOWN BASED ON AVAILABLE PEORIA COUNTY GIS INFORMATION AND SITE VISITS.
2. UNLESS OTHERWISE INDICATED, ALL CONCRETE PAVEMENT SHOWN IS EXISTING.

TAX ID NUMBERS: 18-19-23-004 18-19-23-108 18-19-23-107 18-19-23-106 18-19-23-109
 APPROX. AREA OF SITE: 1.6 ACRES
 ZONING: S-3
 PARKING SCHEDULE:
 PARKING SPACES REQUIRED:
 600 SF OFFICE AT 4 SPACES/100 SF + 3 SPACES
 1000 SF STORAGE AT 2 SPACES/1000 SF + 4 SPACES
 PARKING SPACES PROVIDED: 6 (STANDARD) + ACCESSIBLE



PROJECT: CHUCK'S TOWING

SPECIAL USE APPLICATION

2017 S. DARST ST. PEORIA, IL

Date	07-31-14
Design/Drawn	LMT
Reviewed	LMT
Book No.	- Field -

SHEET 008 SITE PLAN

SHEET NUMBER: C1.0

PROJECT NO. 01407

ORDINANCE NO. 17,155

11/15/14 11:52 AM C:\PROJECTS\2017 S. DARST ST. PEORIA, IL\2017 S. DARST ST. PEORIA, IL.dwg

Peoria County, IL



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Map Scale
1 inch = 200 feet
9/16/2014