

An ORDINANCE Approving a SPECIAL USE for Waivers to Allow Waivers Related to Roof Type and Street Wall Requirements in a Class WH (Warehouse) District, for the property located at 1112-1114 SW Jefferson (Parcel Identification Nos. 18-09-353-023 and 18-09-353-006), Peoria, IL (Council District 1)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a special use with a waiver per Article 2.9 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 6, 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 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 Special Use and Waivers 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 is hereby granted as per the site plan and elevations, with waivers and conditions, for following described property:

TRACT 1 (18-09-353-023)

LOT 3 AND THE NORTHEAST HALF OF LOT 4, ALL IN BLOCK 5 IN VORIS FIELD, IN THE CITY OF PEORIA, SITUATED IN PEORIA COUNTY, ILLINOIS.

TRACT 2 (18-09-353-006)

THE SOUTHWEST HALF OF LOT 4 AND THE NORTHEAST HALF OF LOT 5 IN BLOCK 5 OF VORIS FIELD ADDITION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8

NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF PEORIA, STATE OF ILLINOIS.

With respect to the Special Use, said Ordinance is hereby approved with the following waivers and conditions:

Waivers

- 1. Roof type– Wavier from LDC Section 6.6.2.B.4, metal roofs to allow a non-standing seam, ribbed steal roof.
- 2. Street Wall - LDC Section 6.5.A.14, waiver of requirement to provide a street wall along the unbuilt building line within 8 inches of the front property line, parallel to the building addition.

Conditions

- 1. Prior to construction, final Site Plan Review Board approval is required. The application must include a lighting plan and all required submittals.
- 2. Landscaping must be provided as indicated on the site plan.
- 3. All applicable permits must be obtained.

Section 2. All provisions of Appendix C, the Land 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 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:

