

ORDINANCE NO. 18,090

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR A CARPET CLEANING BUSINESS, FOR THE PROPERTY LOCATED AT 9601 N ALLEN ROAD (PART OF PARCEL IDENTIFICATION NO. 09-31-300-007 DESIGNATED AS LOT 1), PEORIA IL (COUNCIL DISTRICT 5)

WHEREAS, the property herein described is now zoned in a Class I-1 (Industrial/Business Park) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Carpet Cleaning Business 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 July 6, 2023, 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 Carpet Cleaning Business is hereby approved for the following described property:

LOT 1 OF: PART OF THIRTY-FIVE (35) ACRES OFF THE NORTH END OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, IN TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, THENCE SOUTH 89 DEGREES 04 MINUTES 26 SECONDS WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 85.20 FEET TO A POINT 100 FEET WESTERLY OF THE CENTERLINE OF ALLEN ROAD, (STATE BOND ISSUE ROUTE 174); THENCE SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST, ALONG A LINE 100 FEET WESTERLY OF SAID CENTERLINE, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST, ALONG A LINE 100 FEET WESTERLY OF SAID CENTERLINE, A DISTANCE OF 560.91 FEET TO A POINT 850 FEET NORMALLY DISTANT NORTH OF THE SURVEY LINE OF FA ROUTE 405; THENCE NORTH 89 DEGREES 43 MINUTES 56 SECONDS WEST, A DISTANCE OF 295.16 FEET TO A POINT 850 FEET NORMALLY DISTANT NORTH OF SAID SURVEY LINE; THENCE NORTH 75 DEGREES 41 MINUTES 46 SECONDS WEST, A DISTANCE OF 206.16 FEET TO A POINT 900 FEET NORMALLY DISTANT NORTH OF SAID SURVEY LINE; THENCE SOUTH 74 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 416.20 FEET TO A POINT 785 FEET NORMALLY DISTANT NORTH OF SAID SURVEY LINE; THENCE SOUTH 45 DEGREES 26 MINUTES 46 SECONDS WEST, A DISTANCE OF 471.78 FEET TO A

POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 37 MINUTES 03 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 934.72 FEET TO A POINT 60 FEET SOUTHERLY OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 09 MINUTES 12 SECONDS EAST, ALONG A LINE 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1221.25 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 17.149 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

Parcel Identification Nos. 09-31-300-007

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and Landscape Plan (Attachment B) with the following conditions:

- 1) Mechanical & utility equipment, if visible from the public right-of-way, must be screened.
- 2) Garbage dumpsters, if visible from the public right-of-way, must be screened with a four-sided garbage enclosure.
- 3) Any outdoor storage will need to be screened in accordance with the unified development code.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class I-1 (Industrial/Business Park) 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

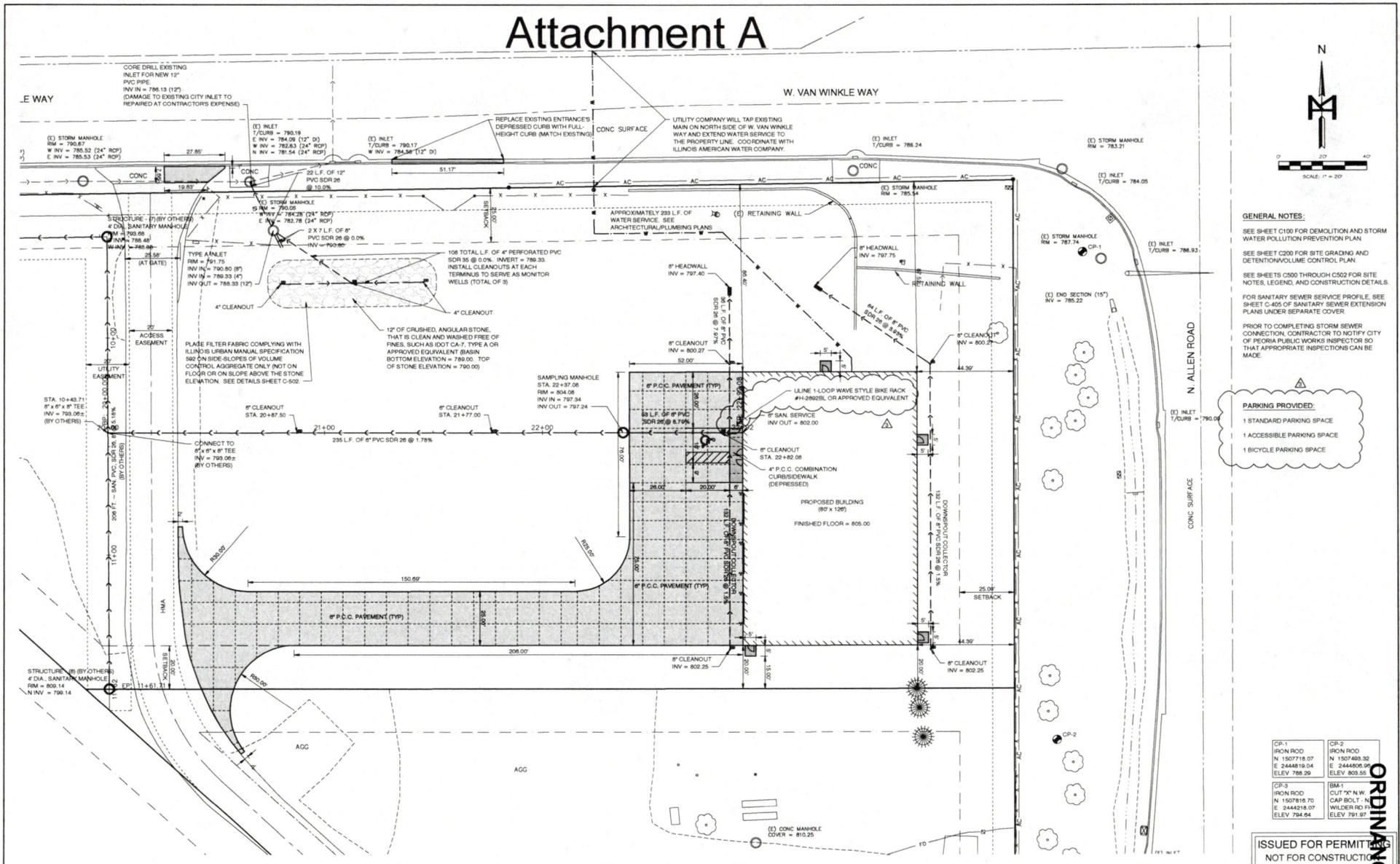
11th DAY JULY , 2023.

APPROVED:
Rita Ali
Mayor

ATTEST:
Suzanne Jarr
City Clerk

EXAMINED AND APPROVED:
[Signature]
Corporation Counsel

Attachment A



GENERAL NOTES:

- SEE SHEET C100 FOR DEMOLITION AND STORM WATER POLLUTION PREVENTION PLAN
- SEE SHEET C200 FOR SITE GRADING AND DETENTION/VOLUME CONTROL PLAN
- SEE SHEETS C500 THROUGH C502 FOR SITE NOTES, LEGEND, AND CONSTRUCTION DETAILS
- FOR SANITARY SEWER SERVICE PROFILE, SEE SHEET C-405 OF SANITARY SEWER EXTENSION PLANS UNDER SEPARATE COVER
- PRIOR TO COMPLETING STORM SEWER CONNECTION, CONTRACTOR TO NOTIFY CITY OF PEORIA PUBLIC WORKS INSPECTOR SO THAT APPROPRIATE INSPECTIONS CAN BE MADE.

PARKING PROVIDED:

- 1 STANDARD PARKING SPACE
- 1 ACCESSIBLE PARKING SPACE
- 1 BICYCLE PARKING SPACE

CR-1 IRON ROD N 1507718.07 E 2444819.04 ELEV 788.29	CR-2 IRON ROD N 1507488.30 E 2444805.99 ELEV 803.56
CR-3 IRON ROD N 1507816.70 E 2444218.07 ELEV 794.64	BM-1 CUT "X" N.W. CAP BOLT - WILDER RD IS ELEV 791.91

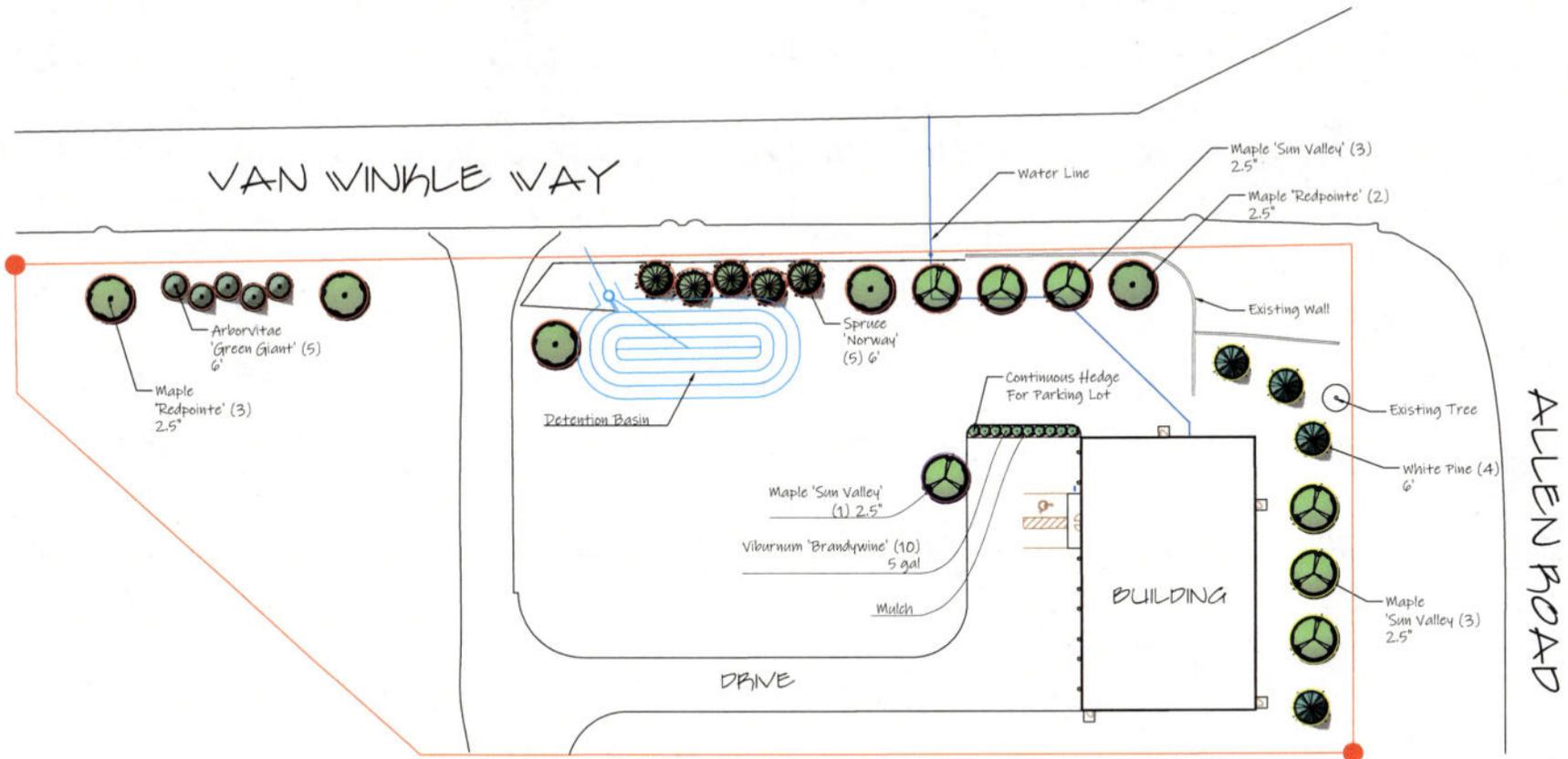
ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrlandkem.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm # 184.005091

1	03-17-24	TOWNER, CITY OF PEORIA AND DISPC COMMENTS	MAN	SURVEYED	WLC	CLIENT:
2	03-17-24	TOWNER, CITY OF PEORIA AND DISPC COMMENTS	MAN	DRAWN	CDU	BILL HOERR NEW BUILDING
3	06-06-24	CITY OF PEORIA PARKING	CDU	CHECKED	BDK	
REV.	DATE	NAME OF REVISION	CHECKED	SCALE	1" = 20'	TITLE:
FILE NAME:	11-23-2024	Bill Hoerr New Building	DATE	15-29-2022		SITE LAYOUT, PAVING AND UTILITY PLAN

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CONTACT INFORMATION:
 MARK HOERR LANDSCAPING, INC.
 9604 NORTH THOUSAND POLLAR ROAD, BRIMFIELD, ILLINOIS 61517
 MARK (309) 303-8224
 MIKE (309) 294-3412

LANDSCAPE PLAN - PAGE 1

SCALE: 1"=50' June 20, 2023

BILL HOERR

9601 N Allen Road
Peoria, ILLINOIS 61615

LANDSCAPE PLAN



SCALE 0' 25' 50' 100'



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