

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR A CONVENIENCE CASH BUSINESS FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-19-177-009, WITH AN ADDRESS OF 5012 N BIG HOLLOW ROAD, PEORIA, IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use 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 September 7, 2017, 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 amendment 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 Convenience Cash Business is hereby approved for the following described property:

Part of the Northwest Quarter (1/4) of Section Nineteen (19), Richwoods Township Nine(9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit:

Commencing at a pipe in the Westerly Right of Way line of State Route N 150 at a point Six Hundred Thirty-five and Eighty Hundredths (635.80) feet North of the South line of said Northwest Quarter (1/4), measured along said Westerly Road line or Right of Way line, thence South Fifty-six (56) degrees Twenty-six (26) minutes Fifty-four (54) seconds West One Hundred Thirty-two and Eight-four hundredths (132.84) feet to a pipe in the Easterly line of the Old Big Hollow Road, thence North Thirty-seven (37) degrees Forty-three (43) minutes Zero (00) seconds West along the Old Road Right of Way Two Hundred Sixty-eight and thirty hundredths (268.30) feet to an iron rod, thence North Fifty-two (52) degrees Twenty-five (25) minutes Fifty-nine (59) seconds East One Hundred Eighty-six and Ninety-six Hundredths (186.96) feet to an iron rod in the Westerly Right of Way line of Route N 150, thence South Twenty-five (25) degrees Thirty-two (32) minutes Zero (00) seconds East Twenty-two (22) feet along said Right of Way line to a pipe, thence South Twenty-six degrees Forty-two (42) minutes Zero (00) seconds East Two Hundred Sixty and Seventy-six Hundredths (260.76) feet to the pipe at the place of beginning, situated in the City of Peoria, County of Peoria and State of Illinois.

Parcel No. 14-19-177-009

Said Ordinance is hereby approved per the submitted Exhibits (Attachment A) and with the following conditions and waivers:

- 1) The site must be brought into compliance with the following regulations prior to occupancy:
 - a. Parking Lot Pavement Surface, Striping and Disabled Parking per City Code Appendix A Unified Development Code Section 8.1.
 - b. Landscaping per City Code Appendix A. Unified Development Code Section 8.2.
 - c. Roof, Ground and Wall Mounted Mechanical Equipment Screening per City Code Chapter 5, Section 601.2
 - d. Dumpster Screening per City Code Chapter 13 Section 13-40.b.
 - e. All new signs shall be issued under separate permits

- 2) Required separation waivers as follows:
 - a. 1500-foot separation from residentially zoned property reduced to 162 feet.
 - b. 1500-foot separation from other established Convenience Cash Businesses reduced to 172 feet.

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 _____, 2017.

APPROVED:

Mayor

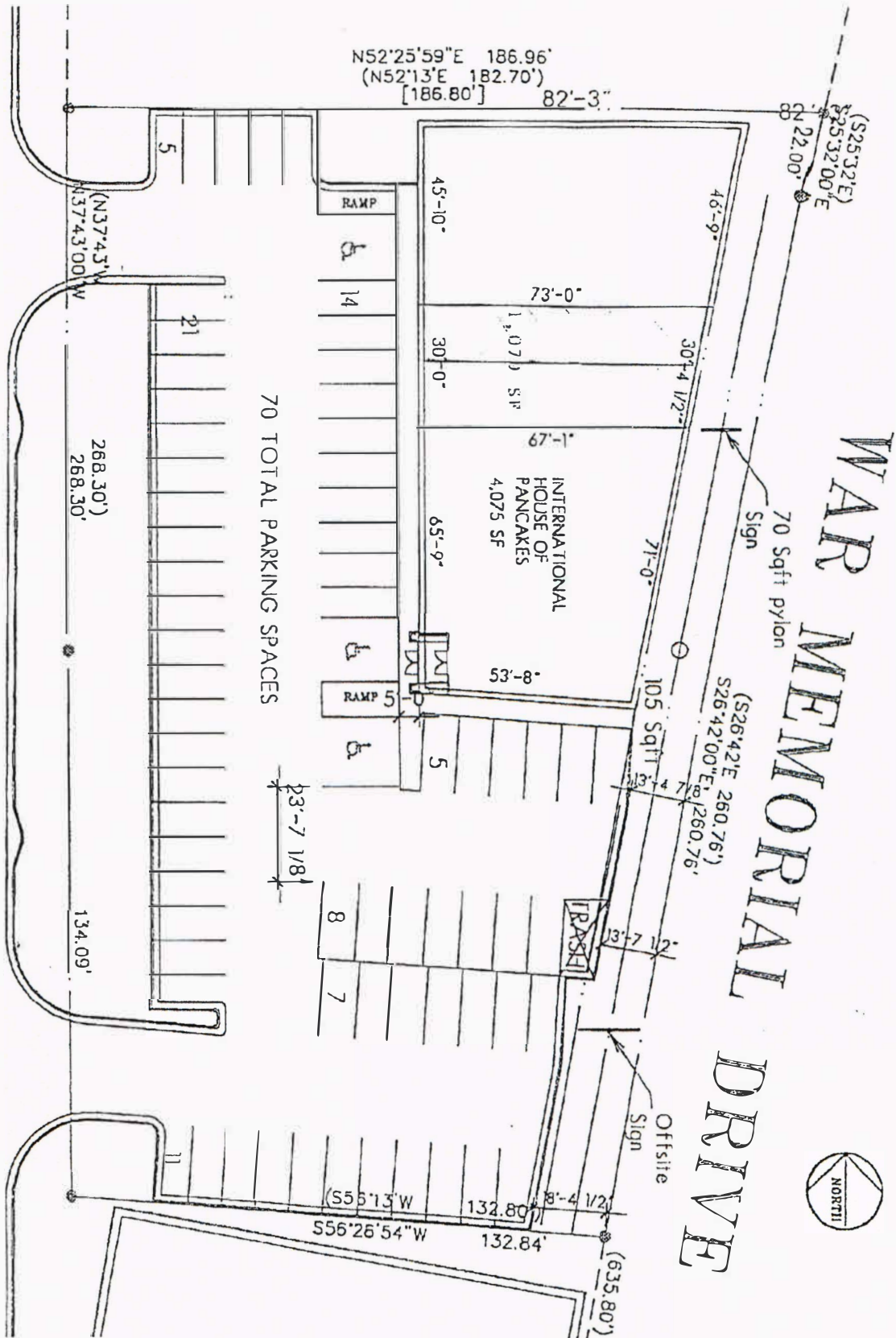
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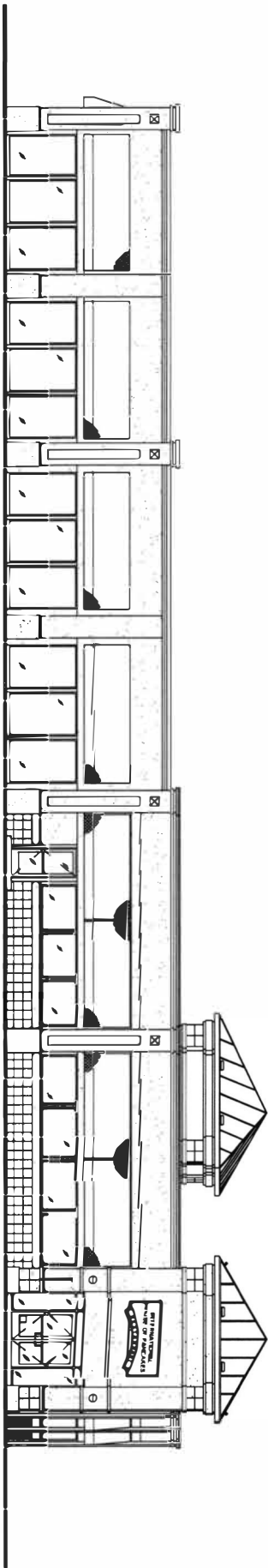
City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

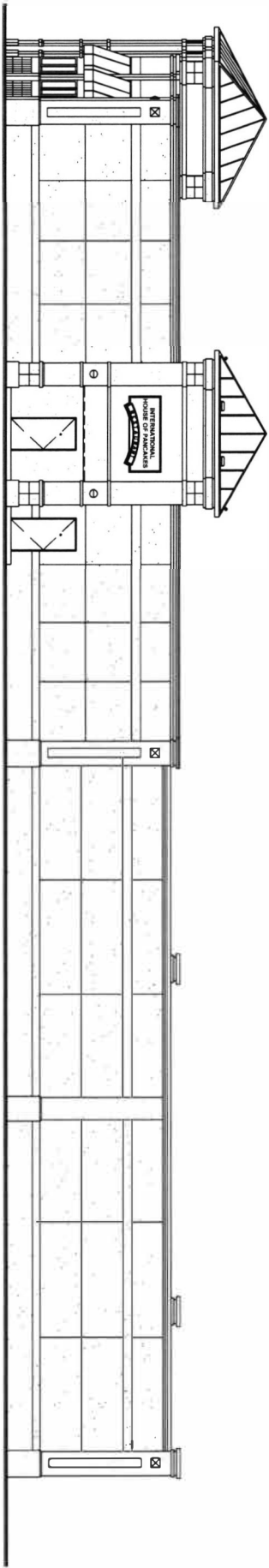
BIG HOLLOW ROAD





FRONT ELEVATION

1



REAR ELEVATION

2