

ORDINANCE 17,596

AN ORDINANCE APPROVING A SPECIAL USE FOR A CONVENIENCE CASH STORE (WITH WAIVERS) IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 3204-3208 NORTH UNIVERSITY STREET (PARCEL IDENTIFICATION NOS. 14-29-451-011 AND 14-29-451-012), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class C-1 (General Commercial) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by 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 June 7, 2018, 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 & 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 Convenience Cash Store is hereby approved for the following described property:

LOTS 3, 4, 5, AND 6 IN EDGEMERE HEIGHTS, ACCORDING TO THE PLAT THEREOF WHICH IS RECORDED IN PLAT BOOK "M" PAGES 72 & 73, EXCEPT THEREFROM 7 FEET OF EVEN WIDTH OFF OF THE WESTERLY END OF SAID LOTS 3, 4, 5, AND 6 AS CONVEYED BY WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 1182 PAGES 61 & 64, IN THE CITY OF PEORIA, SITUATED IN PEORIA COUNTY, ILLINOIS.

Said Ordinance is hereby approved with the following waivers:

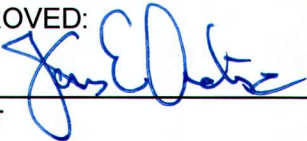
Waivers

1. Waiver of UDC Section 5.3.3.H.2. to allow a cash convenience store to locate within 1500 feet of another; and within 1500 feet of a residential zoning district.
2. Waiver of UDC Section 8.3.10. to allow existing conditions for the existing freestanding sign setback.
3. Waiver of UDC Section 4.3.A. to allow existing setback conditions for the building and parking lot.

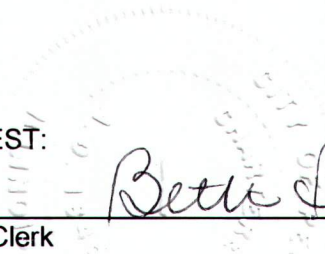
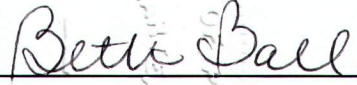
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-1 (General Commercial) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

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 26th DAY OF June, 2018.

APPROVED: 

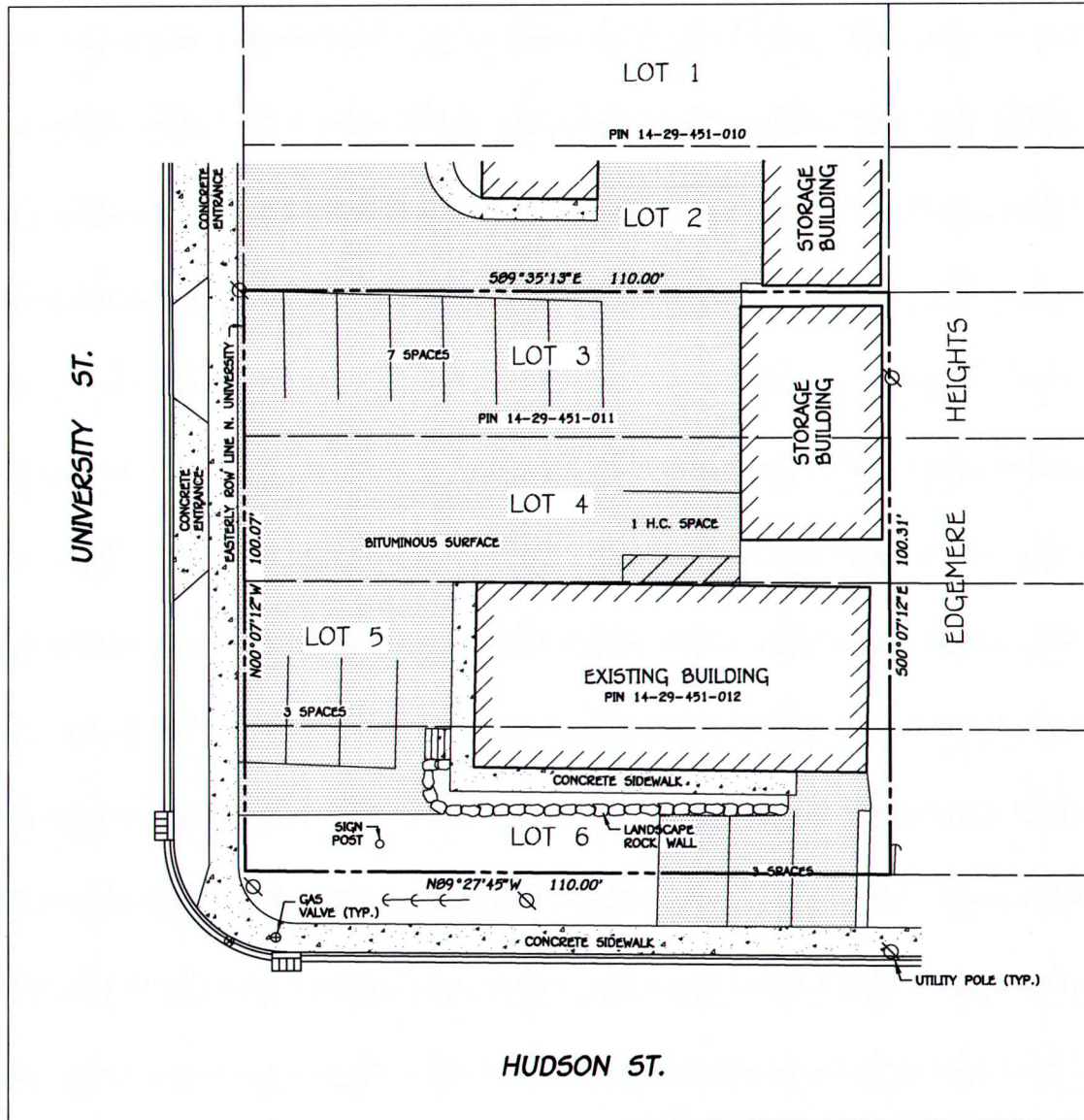
Mayor

ATTEST: 


City Clerk

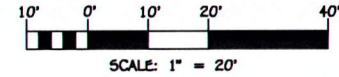
EXAMINED AND APPROVED:


Corporation Counsel



LEGEND

- BOUNDARY OF EXHIBIT
- - - SECTION LINE
- - - EXISTING PROPERTY LINE
- [Stippled Box] BITUMINOUS SURFACE
- [Dotted Box] CONCRETE SURFACE
- ⊙ UTILITY POLE
- ⊕ GAS VALVE
- ⊗ WATER VALVE
- ⌋ GUY ANCHOR
- [Hatched Box] STORM SEWER INLET



GENERAL NOTES

- AREA OF SPECIAL USE: 0.253 ACRE±
- SPECIAL USE SITE IS PIN 14-29-451-011 AND 14-29-451-012
- SITE IS ZONED C-1, COMMERCIAL
- THERE ARE NO PROPOSED IMPROVEMENTS TO THIS SITE.
- THERE ARE 14 EXISTING PARKING SPACES ON THE PROPERTY, OF WHICH 1 IS STRIPED AS BEING HANDICAP ACCESSIBLE.

LEGAL DESCRIPTION DOCUMENT NO. 2000-17315

LOTS 3, 4, 5, AND 6 IN EDMERE HEIGHTS, ACCORDING TO THE PLAT THEREOF WHICH IS RECORDED IN PLAT BOOK "M" PAGES 72 & 73, EXCEPT THEREFROM 7 FEET OF EVEN WIDTH OFF OF THE WESTERLY END OF SAID LOTS 3, 4, 5, AND 6 AS CONVEYED BY WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 1182 PAGES 61 & 64, IN THE CITY OF PEORIA, SITUATED IN PEORIA COUNTY, ILLINOIS.

AUSTIN ENGINEERING, CO., INC.
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 784-001143



SPECIAL USE EXHIBIT PLAT
 A PORTION OF THE WESTERLY END OF LOTS 3, 4, 5, AND 6 OF THE EDGMERE HEIGHTS, PEORIA COUNTY, ILLINOIS
FOR: OZ BAKIRDAN

SPECIAL USE EXHIBIT PLAT

PROJECT NO.	40-18-
DATE	09-22-2018
ISSUED DATE	
DRAWN BY	FIELD DICK
CHECKED BY	N/A
SCALE	AS SHOWN
DATE	PPC

EXHIBIT-1