

ORDINANCE 17,273

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT, FOR A MACHINE SHOP FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-06-226-016 AND WITH AN ADDRESS OF 8600 INDUSTRIAL RD, PEORIA, IL,

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 Machine Shop under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on October 1, 2015, 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.

WHEREAS, said Planning & Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use for a Machine Shop is hereby approved for the following described property:

All that part of the northeast ½ of Section 6, Township 9 north, Range 8 East of the Fourth Principal Meridian, Lying between Industrial Road and North Pioneer Road, except the north 1458 feet thereof, said tract being more particularly described as follows:

Commencing at the Northwest corner of the Northeast ¼ of said Section 6; thence South 89 degrees 54 minutes 21 seconds East (bearing assumed for descriptive purposes only) along the North line of the Northeast ¼ of said Section 6, 1120.07 feet; thence South 00 degrees 03 minutes 53 seconds East, along the East line of said Industrial Road and said line extended (said line being 30 feet East of the centerline of said North Industrial Road) 1458.00 feet to the point of beginning of the tract to be described; from the point of beginning; South 89 degrees 54 minutes 21 seconds East, parallel to and 1458.00 feet normally distant Southerly from the North line of the Northeast ¼ of said Section 6, 523.74 feet to the West line of North Pioneer Road (said line being 30 feet west of the centerline of said North Pioneer Road); thence South 00 degrees 08 minutes 41 seconds East, along the West line of said North Pioneer Road, 638.37 feet to a point of curvature; thence Southwesterly, along the West line of said North Pioneer Road, on a curve to the right having a radius of 70.00 feet, for an arc distance of 110.17 feet to a point of tangency; thence North 89 degrees 58 minutes 15 seconds West, along the North line of said North Pioneer Road and said North Industrial Road, 384.63 feet to a point of curvature; thence Northwesterly, along the East line of said North Industrial Road, on a curve to the right have a radius a 70.00 feet, for an arc distance of 109.84 feet to a point of tangency; thence North 00 degrees 03 minutes 53 seconds West, along the East line of said North Industrial Road, 629.26 feet to the point of beginning, situated in the City of Peoria, Peoria County and the State of Illinois.

P.I.N: 14-06-226-016

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

- 1) All new rooftop, and all existing and new wall mounted and ground level mechanical equipment must be screened from street view and residentially zoned districts.
- 2) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 3) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) Landscaping for the front yards and parking lot must be installed per the requirements of the Zoning Ordinance with approval of this special use. (No phasing of requirements)
- 5) The surface of the parking lot must be maintained in accordance with the Zoning Ordinance.
- 6) Exterior storage of materials or vehicles shall be permitted in accordance with the Zoning Ordinance.

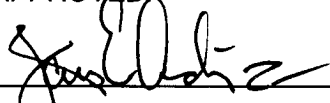
Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class I-1 (Industrial/Business Park) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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


27th DAY OF October, 2015.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



LOT ZONED H-1, MANUFACTURING WITH SPECIAL USE FOR MACHINE SHOP

LOT AREA 8.48 ACRES ±

SETBACKS FRONT SIDES = 35'

REAR = 30'

EXISTING BUILDING 82,400 SF ±

PLUMBE BUILDING ADDITION 35,300 SF ±

TOTAL 117,700 SF ±

PARKING BASED ON MANUFACTURING REQUIREMENTS

1 SPACES PER 4 EMPLOYEES AND NO COMPANY VEHICLES

ASSUMING 30 EMPLOYEES AND NO COMPANY VEHICLES

10 TOTAL PARKING REQUIRED

1 SPACES REQUIRED TO BE ACCESSIBLE

WILL PROVIDE A TOTAL OF 23 SPACES

FRONTAGE 1368' - 641 POINTS REQUIRED

PARKING - 25 SPACES - 25 POINTS REQUIRED

TOTAL POINTS REQUIRED AT FULL DEVELOPMENT - 668 POINTS

PROPORTAGE LANDSCAPING POINTS - 480 POINTS

SHADE TREES @ 20 POINTS - 480 POINTS

PARKING LOT LANDSCAPING POINTS - 40 POINTS

SHADE TREES - 2 TREES @ 20 POINTS - 40 POINTS

TOTAL POINTS PROVIDED - 480 POINTS

TREES POINTS ARE PROPOSED TO BE PLACED AT 1 SHADE

THE FRONTAGE

TREES SHALL BE TREES SHALL BE

CHANTICLEER PARS - (Pyrus calleryana 'Chanticleer')

MAPLE TREE - (Acer x Fraxinifolium)

TREES MUST BE 7' HIGH AFTER PLANTING.

SHADE TREES - 20 POINTS

LIGHTING

EXISTING LIGHTING SHALL REMAIN

EXISTING FIRE HYDRANT LOCATION

SOUTHWEST CORNER OF N. INDUSTRIAL RD. / PIONEER RD.

WEST SIDE OF N. INDUSTRIAL RD.

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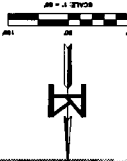
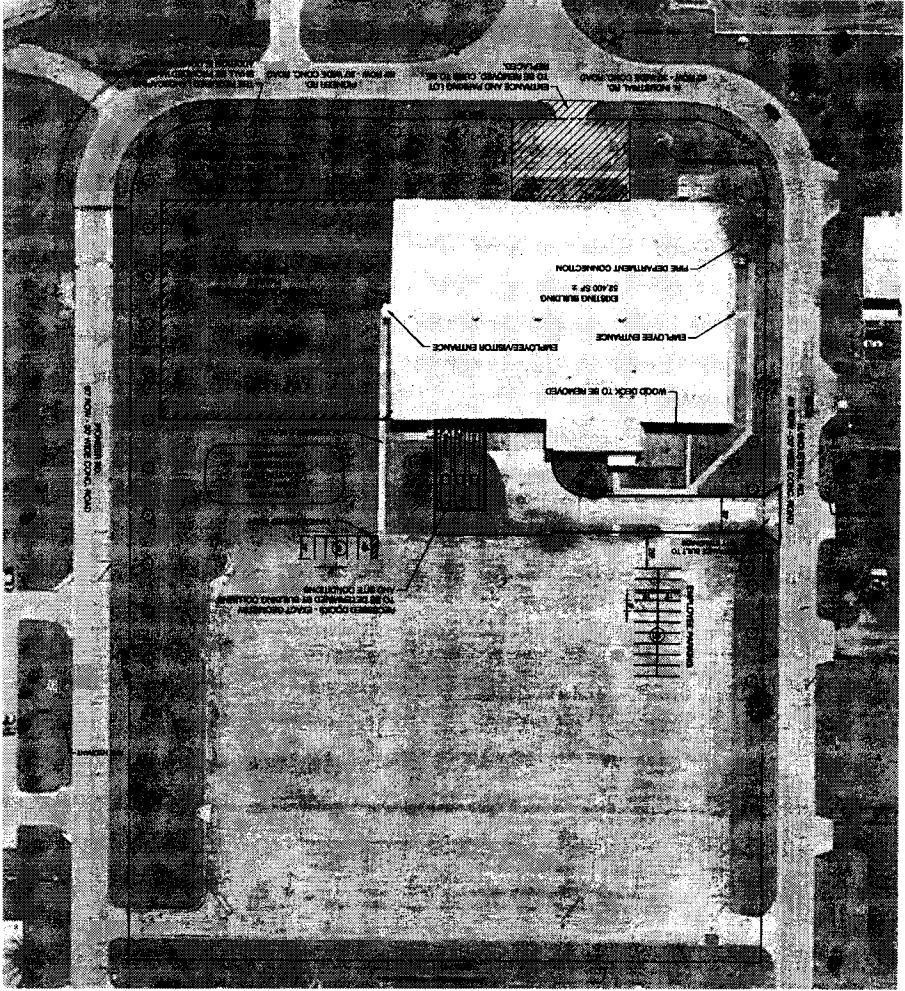
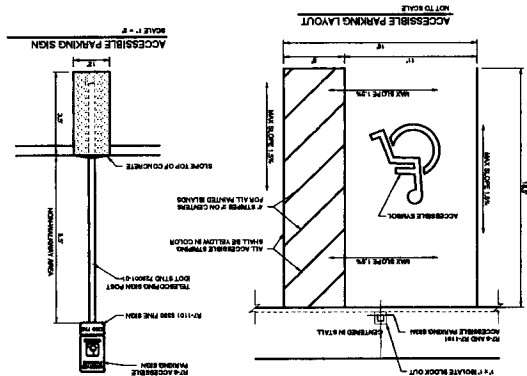
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 Professional Design Firm #184.00051
 www.mohrandkehr.com

DATE	08-26-15
SCALE	1" = 30'
CHECKED	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	

CLIENT: ALCAST CO.
 8600 N. INDUSTRIAL RD.
 PEORIA, ILLINOIS, 61615

PROJECT: SITE PLAN REVIEW BOARD PLAN
 SPECIAL USE EXHIBIT