

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR A VEHICLE SERVICE AND REPAIR FOR THE PROPERTY LOCATED AT 4749 N STERLING AVE (PARCEL IDENTIFICATION NO. 14-19-328-005), PEORIA IL

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Vehicle Service and Repair 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 June 2, 2022, 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 CityCouncil 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 Vehicle Service and Repair is hereby approved for the following described property:

PARCEL 1:

LOTS 4, 5, 6, 7, AND THE NORTH 20 FEET OF LOT 8 OF FARRELLY'S GOLDEN GARDENS, A SUBDIVISION IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS; EXCEPTING THEREFROM THAT PARCEL CONVEYED BY E.A. HAASIS AND EUGENIA FARRELLY HAASIS TO THE ILLINOIS DEPARTMENT OF PUBLIC WORKS BY A WARRANTY DEED DATED THE 10TH DAY OF JUNE, 1963, AND FILED WITH THE OFFICE OF THE PEORIA COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 63-10147 ON THE 24TH DAY OF JULY, 1963, AND RECORDED IN BOOK 1267, PAGE 173; AND FURTHER EXCEPTING THE LAND CONVEYED BY EUGENIA HAASIS TO THE CITY OF PEORIA BY DOCUMENT NO. 87-19293, RECORDED AUGUST 31, 1987.

PARCEL 2:

THE SOUTH 1/2 OF THAT PORTION OF FARRELLY AVENUE IN FARRELLY'S GOLDEN GARDENS, A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN; MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN FARRELLY'S GOLDEN GARDENS; THENCE NORTH 89 DEGREES 41 FEET EAST (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 134.0 FEET TO THE CORNER OF THE PARCEL PURCHASED FOR RIGHT-OF-WAY AND RECORDED IN BOOK 1267, PAGE 173 AT THE PEORIA COUNTY RECORDER'S OFFICE, TO BE KNOWN AS THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 11 FEET EAST, A DISTANCE OF 54.1 FEET TO THE NORTHERLY LINE OF FARRELLY AVENUE, A DISTANCE OF 21.7 FEET TO A POINT OF CURVATURE; THENCE CONTINUING

NORTHEASTERLY, ALONG THE LINE OF FARRELLY AVENUE ON A CURVE TO THE LEFT HAVING A RADIUS OF 15.2 FEET, TO A POINT OF TANGENCY ON THE EASTERLY LINE OF LOT 3 IN FARRELLY'S GOLDEN GARDENS; THENCE SOUTHERLY ALONG A CURVE TO RIGHT HAVING A RADIUS OF 533.69 FEET, AN ARC DISTANCE OF 93.1 FEET TO A POINT OF CURVATURE ON THE EASTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET TO A POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE SOUTHERLY LINE OF FARRELLY AVENUE; THENCE SOUTH 89 DEGREES 41 FEET WEST ALONG THE SOUTHERLY LINE OF FARRELLY AVENUE, A DISTANCE OF 40.8 FEET TO THE POINT OF BEGINNING, PURSUANT TO ORDINANCE NO. 11,613 RECORDED JUNE 22, 1987 AS DOCUMENT 87-13655 AND LETTER OF AFFIDAVIT RECORDED AUGUST 22, 1988 AS DOCUMENT 88-17173, ALL IN PEORIA COUNTY, ILLINOIS.

Parcel ID No.: 14-19-328-005

Parcel Address: 4749 N Sterling Ave Peoria, IL 61615.

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

1. Waiver to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow building placement and proper driveway width for vehicles exiting the service bays.
2. Revise the landscape plan to add continuous hedge along the length of both sides of the exit driveway.
3. Add a bike rack to accommodate at least one (1) bicycle.

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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel