

AN ORDINANCE AMEND AN EXISTING SPECIAL USE ORDINANCE NO. 15,418 AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT, FOR A SHOPPING CENTER, TO INCREASE THE SIZE OF A MENU BOARD FROM 30 SQ. FT. TO 46.29 SQ. FT. AND THE HEIGHT FROM 5 FEET TO 6 FEET, 3 INCHES, FOR THE PROPERTY LOCATED AT 4612 N UNIVERSITY ST, (PARCEL IDENTIFICATION NO. 14-20-401-033). THIS INCLUDES THE PROPERTIES LOCATED AT 4608 AND 4536 N UNIVERSITY ST (PARCEL IDENTIFICATION NOS 14-20-401-034, 14-20-401-035, AND 14-20-451-012), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use for Drive Through Menu Board 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 5, 2019, 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 an amendment to an existing Special Use for a Shopping Center to increase the size of a menu board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches is hereby approved for the following described property:

Lots 1, 2, 3, and 4 as depicted on the final plat of Pearl Plaza Subdivision, which is dated the 6th day of January 2003, and which was recorded in Peoria County IL on the 14th day of January, 2003, as document no. 03-01995, in Plat Book 8, at Page 51. Such plat being a part of the Southeast ¼ of Section 20, Township 9 North, Range 8 East, of the 4th Principal Meridian, in Peoria County, and State of Illinois.

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

- 1) Plant 32 points of landscaping for the front yard of Culver's restaurant.
- 2) Plant one shade tree in the parking lot for Culver's restaurant.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale 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

_____ DAY _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel