

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR A TOWING AND IMPOUND LOT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS 14-06-276-011 AND 14-06-276-013, WITH A TEMPORARY ADDRESS OF 8638 N PIONEER ROAD, PEORIA, ILLINOIS

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 Towing and Impound Lot 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 August 7, 2014, 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 Towing and Impound Lot is hereby approved for the following described property:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°56'30" EAST (BEARING BASED ON AN ASSUMED DATUM), ALONG THE SOUTH LINE OF THE NORTHEAST OF SECTION 6, 687.88 FEET TO A POINT 640.00 FEET WESTERLY FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°09'30" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 570.00 FEET; THENCE NORTH 89°55'38" WEST, A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING THENCE NORTH 89°55'38" WEST, A DISTANCE OF 275.89 FEET; THENCE NORTH 00°08'46" WEST, A DISTANCE OF 216.58 FEET; THENCE SOUTH 89°55'38" EAST, A DISTANCE OF 277.04 FEET; THENCE SOUTH 00°09'29" WEST, A DISTANCE OF 216.58 FEET TO THE POINT OF BEGINNING.

P.I.N.S: 14-06-276-011 AND 14-06-276-013

Temporary address of 8638 N Pioneer Road, Peoria, IL 61615

Said Ordinance is hereby adopted per the submitted Site Plan (Attachment A), Elevation Drawing (Attachment B) and Landscape Plan (Attachment C) and with the following conditions and waiver:

- 1) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.
- 2) Garbage enclosure must be constructed as a six to seven foot tall, solid fence or wall, with a gate for access.
- 3) Obtain approval from the Traffic Engineer for the 36-foot wide drive approach.
- 4) Waiver to allow five parking spaces, setback 25 feet from the front property line, to encroach into the front yard.

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 amendment 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 OF _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:
