

**AN ORDINANCE APPROVING A SPECIAL USE IN I-3 (GENERAL INDUSTRIAL) DISTRICT FOR A JUNK YARD AND AUTO GRAVEYARD, WITH A TOWING AND IMPOUND LOT, FOR THE PROPERTY IDENTIFIED AS 2226 W. CLARK STREET (18-19-401-001 AND 18-19-401-004), LOCATED WITHIN PEORIA, IL**

WHEREAS, the property herein described is now zoned in a Class I-3 (General Industrial) District; and

WHEREAS, said petition was directed to the Zoning Commission as directed by Article 2.8 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and 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, 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 and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning 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. A Special Use for a junk yard and auto graveyard, with a towing and impound lot, in the Class I-3 (General Industrial) District, is hereby granted for following described property:

**Legal Description**

Being a part of the Southeast Quarter of Section 19, Township 8 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, Peoria County, Illinois. Being more particularly described as follows;

**Parcel 1**

Commencing at the Northwest Corner of said Southeast Quarter, thence east 837.05 feet; thence south 15.00 feet to the Point of Beginning. From said Point of Beginning, thence east 229.87 feet; thence south 142.30 feet; thence west 69.66 feet; thence south 15.54 feet; thence west 164.51 feet; thence north 157.87 to the Point of Beginning. Containing 0.81 acre, more or less.

Tax identification number 18-19-401-001

Parcel 2

Commencing at the Northwest Corner of said Southeast Quarter, thence east 1,066.92 feet; thence south 15.00 feet to the Point of Beginning. From said Point of Beginning, thence east 202.08 feet; thence south 536.62 feet; thence southwest 288 feet; thence north 459.54 feet; thence east 69.66 feet; thence north 142.30 feet to the Point of Beginning. Containing 3.36 acre, more or less.

Tax identification number 18-19-401-004

Waivers:

1. LDC Section 8.4.4.B.3. General Outdoor Storage, which requires a solid screening, eight feet in height, a minimum 15 feet from the right of way.
2. LDC Section 8.2.6. Landscaping and screening, front yard landscaping.
3. LDC Section 4.3.7.C.2. Waiver of required screening on side and rear lot lines; and waiver to allow the existing fence setback along the front property line, as depicted on the site plan.

Conditions:

1. All parking and access drives for the impound and auto sales lot must be paved, including the access drive from Clark Street.
2. Add 20-30 feet of gravel after the concrete approach to the junk yard and auto grave yard.
3. Obtain all required permits, including: a development permit in accordance with City Code, Chapter 12 Flood Damage Prevention and Control.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, and the District Map made a part of said Ordinance, shall extend to said above-described premises as herein approved for a special use.

Section 3. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class I-3 (General Industrial), shall apply to the above-described premises.

Section 4. 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:

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Corporation Counsel