

ORDINANCE NO. 17,108

AN ORDINANCE REZONING PROPERTY FROM A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT TO A CLASS I-3 (GENERAL INDUSTRIAL) DISTRICT; AND APPROVING A SPECIAL USE IN AN I-3 (GENERAL INDUSTRIAL) DISTRICT FOR A JUNK YARD AND AUTO GRAVEYARD FOR THE PROPERTY LOCATED AT 100 CHICAGO STREET (18-17-259-015)

WHEREAS, the property herein described is now zoned in a Class I-2 (Railroad/Warehouse) 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 June 5, 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. Appendix C, the Land Development Code of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to Class I-3 (General Industrial) District instead of Class I-2 (Railroad/Warehouse Industrial) District; and a Special Use for a junk yard and auto graveyard in the Class I-3 (General Industrial) District, is hereby granted for following described property:

Part of Lots One (1), Two (2) and Three (3) in Block Six (6) in Lisk's Addition to the City of Peoria, bounded as follows: Beginning at the Southeast corner of Lot One (1) at the corner of Water Street and Chicago Street; thence along said Water Street Southeast toward Lisk Street 180 feet; thence at right angles through said Lot Three (3), 150 feet, more or less, to a private alley in said Block; thence along said private alley toward Chicago Street, 180 feet; thence along Southwest line of Chicago Street, 155 feet, more or less to the place of beginning, located in the City of Peoria, County of Peoria and State of

Illinois; ALSO

Part of Lot Three (3) in Block Six (6) in Lisk's Addition to the City of Peoria, described as commencing at a point on Water Street at the Southerly corner of said lot; thence Northwesterly along the lot line 150 feet more or less to a private alley; thence at right angles in a Northeasterly direction and parallel with Washington Street 36 feet; thence in a Southeasterly direction parallel with Lisk Street 150 feet more or less to the line of Water Street; thence Southwesterly along the line of Water Street 36 feet to the point of beginning, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois; ALSO

All right, title and interest to the use of the right-of-way or easement in and to the alley adjoining the Northwesterly portion of the premises described as parts of Lots One (1), Two (2) and Three (3) in Block six (6) in Lisk's Addition to the City of Peoria.

P.I.N.: 18-17-259-015

Commonly known as: 100 Chicago Street, Peoria, IL 61602

Waivers.

1. Section 8.4.4. B. 3. General Outdoor Storage.
2. Section 8.2.6. Landscaping and Screening, Front Yard Landscaping

Conditions:

1. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.
2. A public sidewalk is required along Chicago Street
3. Permits must be obtained for paving, resurfacing, and the drive approach from the public right-of-way.
4. Screening of mechanical equipment and dumpsters is required.
5. Salvage must be located in the storage yard, as depicted on the site plan and application; and towing storage must be located within the building, also as depicted on the site plan and application.
6. All applicable building and fire safety codes must be met
7. If the salvage yard should be replaced with other than a storage lot, then the requirements of 8.4.4.B.3. must be met with respect to screening; the property may not at any time contain an unscreened towing and impound lot.

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 reclassified, rezoned; and approved for a special use.

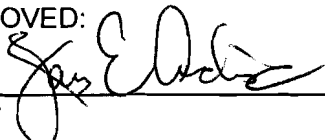
Section 3. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class I-3 (General Industrial), shall apply to the above-described premises.

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

24th DAY OF June, 2014.

APPROVED:



Mayor

ATTEST:

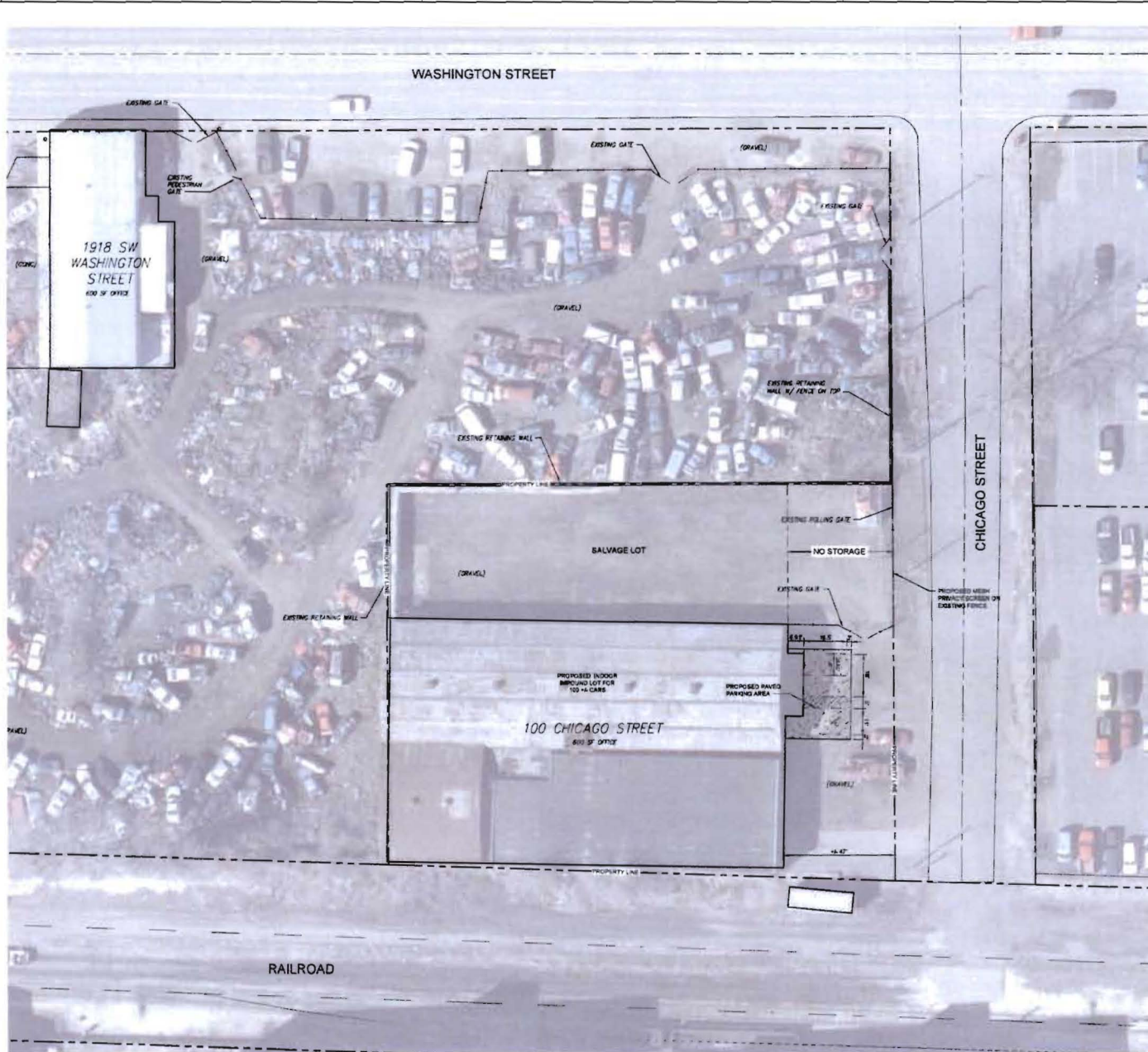


City Clerk

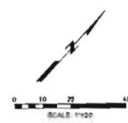
EXAMINED AND APPROVED:



Corporation Counsel



APPROX. AREA OF SITE: 0.81 ACRES
PARKING SCHEDULE:
 PARKING SPACES REQUIRED:
 800 SF OFFICE AT 4 SPACES/1000 SF = 3 SPACES
 PARKING SPACES PROVIDED: 2 STANDARD / 1 ACCESSIBLE



www.fg.com
 Engineers | Architects | Surveyors | Planners
DATE:
 1/20/14

PROJECT:
 100 CHICAGO ST
 PEORIA, IL 61605

DATE: 03-26-14
DESIGN/DRAWN: LMT/MJP
REVIEWED:
BOOK NO.: Field

SHEET NO.:
SITE PLAN

SHEET NUMBER:
1.0

Project No.: 0140401 01