

**ORDINANCE NO. 17,710**

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR A CARPET CLEANING PLANT, FOR THE PROPERTY LOCATED AT 2601 W ALTORFER DRIVE, (PARCEL IDENTIFICATION NOS. 14-06-300-013 AND 14-06-300-017), PEORIA IL.**

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 Carpet Cleaning Plant 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 a Special Use for a Carpet Cleaning Plant is hereby approved for the following described property:

Tract 1:

Part of the North Half of the Southwest Quarter of Section Six, Township Nine North, Range Eight East of the Fourth Principal Meridian, Peoria County, Illinois; more particularly described as follows: Beginning at the Northwest Corner of Lot 4 in Pioneer Industrial Park Section Seven, a Subdivision in the City of Peoria, Peoria County, Illinois, thence on an assumed bearing of South 00°15'19" East along the West line of said Pioneer Industrial Park a distance of 340.34 feet; thence South 89°47'11" West a distance of 385.00 feet; thence North 00°12'49" West a distance of 340.34 feet to a Point on the Southerly Right-of-Way line of the Chicago and Northwestern Railroad; thence North 89°47'11" seconds east along the Right-of-Way line a distance of 384.75 feet to the Point of Beginning, situate, lying and being in the County of Peoria, Illinois.

Parcel A: Perpetual easement for the benefit of Tract II as retained by the Grantor in a Warranty Deed recorded December 19, 1973 as Document No. 73-22689 for the purpose of Ingress and Egress over the premises described as follows: Commencing at a point on the east line of the said Southwest Quarter of said Section Six, 50 feet south of the Northeast Corner of said Quarter Section; thence South 350 feet along said Easterly Boundary Line to a point which is the Place of Beginning, thence West 460 feet, thence at right angles south 60 feet, thence at right angles East 460 feet, thence at right angles North 60 feet to the Place of Beginning.

Parcel B: Perpetual easement for the benefit of Tract II as created by instrument recorded February 25, 1998 as Document No. 98-06348 for the purpose of Ingress and Egress over the premises described as follows: apart of the North Half of the Southwest Quarter of Section Six, Township Nine North, Range Eight East of the Fourth Principal Meridian Peoria County, Illinois, Beginning at the Southwest Corner of Lot 4 in Pioneer Industrial Park Section Seven, a Subdivision in the City of Peoria, Peoria County, Illinois, thence on an assumed bearing of South 00°15'19" East along the West line of said Pioneer Industrial Park a distance of 80 feet ;thence South 89°47'11"

West a distance of 175.06 feet; thence North 00°12' 19" West a distance of 80 feet; thence North 89° 47'11" East a distance of 175.00 feet to the Point of the Beginning.

Tract 2:

Part of the North Half of the Southwest Quarter of Section Six, Township Nine North, Range Eight East of the Fourth Principal Meridian, Peoria County, Illinois; more particularly described as follows: Commencing at the Northwest Corner of Lot 4 in Pioneer Industrial Park Section Seven, a Subdivision in the City of Peoria, Peoria County, Illinois, thence on an assumed bearing of 89°47'11" West along the Southerly Right-of-Way of the Chicago and Northwestern Railroad a distance of 384.75 feet to the Point of Beginning; thence South 00°12'49" East a distance of 340.34 feet; thence South 89°47'11 West a distance of 385.00 feet; thence North 00°12'49" West a distance of 340.34 feet to a point on the Southerly Right-of-Way line of the Chicago and Northwestern Railroad; thence North 89°47'11" East along the Southerly Right-of-Way line of the Chicago and Northwestern Railroad a distance of 385.00 feet to the Point of Beginning, in the County of Peoria, Illinois.

Parcel Identification Nos. 14-06-300-013 and 14-06-300-017

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

- 1) Update handicap parking signs to current standards.
- 2) Screen A/C unit located on east side of principal building wall, from view of the public right-of-way.

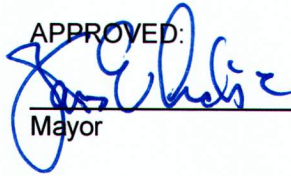
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class I-1 (Industrial/Business Park) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

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

24TH DAY SEPTEMBER, 2019.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

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**Building A:** 22,974 Sqft inside and it has a 1,708 sqft loading dock area that is open under the roof. This will house our carpet cleaning operations. We will have approximately 5900 sqft of office space. The office space will consist of a large meeting/training room, manager and customer service advisor offices. We will also have a contents/area rug cleaning room.

The office is where we will be answering our customer calls, scheduling jobs and running dispatch. Our crews meet every morning in the meeting room for about 15 minutes as a team and then leave in their vans to perform the work. They return when they completed their routes, clean their vans and re-stock for the next morning.

The warehouse space will be approximately 17,074 sqft. This is mainly used to house our carpet cleaning vans as they need to be inside a heated space during the winter. If they are left outside and freeze, it will cause major damage to the van mounted carpet cleaning equipment. We will have a drain and an area to wash the trucks off each night. As a cleaning company, we need to maintain a clean vehicles. We will also warehouse to store our cleaning supplies we need to re-stock our cleaning vans. We will house our water restoration equipment, tools and supplies that we use to dry water damaged homes. Equipment includes axial fans, dehumidifiers, air scrubbers. Floor scrubbers, dry ice blaster, dump truck, ladders, scrapers, hammers, drills etc.

**Building B:** 9,375 sqft enclosed non-permanent pole barn style metal building. As of right now, we have no idea what we will be doing with this building.

**Building C:** 5460 sqft 3 sided shed metal building with 1 side completely open. We will likely use it to park our 5 dumpsters, snow plow and 3 trailers to help keep them partly covered.

**Building D:** 3168 sqft T-frame structure that was used by the old lumber yard that is open on all 4 sides. We will be tearing this down as we have no practical use for it in our business.

**Building E:** 2044 sqft 3 sided shed metal building with 1 side completely open. We will be tearing this down as we have no practical use for it. We may turn the space into additional employee parking