

An ORDINANCE Approving a SPECIAL USE for a Waiver to Allow a Freestanding Sign in a Class WH (Warehouse District) for the Property Located at 100 Walnut (Parcel Identification Numbers 18-09-403-001 through -006, 18-09-403-010 through -011), Peoria, Illinois. (Council District 1)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is zoned in a Class WH (Warehouse) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a special use with a waiver per Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on July 7, 2016, 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 Special Use and Waiver 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 is hereby granted as per the site plan and elevations, with waivers and conditions, for following described property:

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E SW 48' LOT 11 BLK 38 (EXC BEG MOST SLY COR LOT 11 BLK 38: TH NW 106.3' NLY ALG CURVE TO LEFT 63.22' NE 31.92' SE 168.67' SW 48' TO POB); ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E LOT 10 BLK 38 (EXC BEG MOST ELY COR LOT 10 BLK 38: TH SW 32.54' NW ALG CURVE 110.2' SE 106.3' TO POB); ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E LOT 9 & NE 2.8' LOT 8 BLK 38; ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E LOTS 7-8 BLK 38 (EXC BEG MOST ELY COR SD LOT 8: TH NW 171' SW 22" SE TO LOT LN NE 2.8' TO POB); ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO

BIGELOW & UNDERHILL'S ADD & BALLANCE ADD SE 1/4 SEC 9-8N-8E LOTS 5-6 & SW 40' LOT 4 BLK 38

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E LOT 3 & NE 20' LOT 4 BLK 38 (EXC WASHINGTON ST ROW AS DESC PER DOC #69-00843); ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO

BIGELOW & UNDERHILL'S ADD SE 1/4 SEC 9-8N-8E LOT 2 & NW 80' LOT 1 BLK 38 (EXC WASHINGTON ST ROW DESC PER DOC'S #69-00843 & 95-16646); ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO

With respect to the Special Use, said Ordinance is hereby approved with the following waiver and condition:

Waiver

LDC Section 6.6.8.D.1.g. Prohibited Signage, On-Premise Freestanding Signs

Condition:

The sign must be removed if the subject parcel, upon which the sign is located, is developed with a building.

Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R-8 (Single Residential) District shall remain applicable to the above-described premises, with exception to the Multifamily Plan 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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel