

AN ORDINANCE TO AMEND AN EXISTING SPECIAL USE ORDINANCE NO. 16,725 AS AMENDED, IN A CLASS R4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR EXISTING LEGALLY NON-CONFORMING OFFICES TO INSTALL A FREESTANDING SIGN WITH WAIVERS FOR THE PROPERTY LOCATED AT 1716 N UNIVERSITY STREET (PARCEL IDENTIFICATION NO. 18-05-201-018), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use to add a freestanding sign 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 December 2, 2021, 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 an amendment to an existing Special Use to add a freestanding sign is hereby approved for the following described property:

Part of the Northeast ¼ of Section 5 Township 8 North, Range 8 East. Commencing at the Southwest corner of Lot 16, Block 4 of Lewis Addition, thence East 360' to the West line of University Court Subdivision, thence South 344' along the west line of said subdivision to the north line of I-74 right-of-way, thence west along said I-74 right-of-way line 180', thence northwesterly along said I-74 right-of-way 116', thence northwesterly along said I-74 right-of-way line 100' to the east line of University Street, thence north along the east line of University Street 247' to the point of beginning. Excluding I-74 right-of-way.

Parcel Identification No. 18-05-201-018

Said Ordinance is hereby approved per the submitted Sign Package (Attachment A) with the following conditions and waivers:

1. Approval of the sign is subject to approval by the Illinois Department of Transportation (IDOT).
2. Record a thoroughfare setback encroachment agreement for installation of a sign less than twenty-five (25) feet from the N University Street right-of-way.
3. Provide four (4) accessible parking spaces including required markings and signage.
4. Waiver to allow a freestanding sign of 45 square feet in size.
5. Waiver to allow a freestanding sign 18 feet in height.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with

respect to the Class R-4 (Single Family Residential) shall remain applicable to the above-described premises, with exception 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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel