

ORDINANCE 17,599

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR VEHICLE REPAIR AND SERVICE FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-06-479-067, WITH AN ADDRESS OF 705 N WESTERN AVENUE, PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class CN (Neighborhood Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Vehicle Repair and Service 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 July 5, 2018, 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 Vehicle Repair and Service is hereby approved for the following described property:

Lot 4 in CLARKE PLACE, being a resubdivision of Lots 15 to 20 in Dobbin's Subdivision in the Southeast Quarter of Section 6, Township 8 North, Range 8 East of the Fourth Principal Meridian, according to the Plat thereof recorded April 30, 1907 in Plat Book "B'0, page 146, in Peoria County, Illinois; and

All of Lot 1 and 18 feet of even width by full depth of Lot off the South side of Lot 2 in CLARKE PLACE, excepting therefrom 35 feet of even width off the West end of said premises; situate, lying and being in the Township of Peoria, County of Peoria and State of Illinois; and All of Lot 3 in a strip of land 12 feet wide and extending back of even width the full depth of Lot off the North side of Lot 2 in CLARK PLACE; situate, lying and being in the Township of Peoria, County of Peoria, and State of Illinois; and

A part of Lots 1 and 2 in CLARKE PLACE, an addition in the Township of Peoria, more particularly bounded and described as follows, to-wit: Commencing at the Southwest corner of said Lot 1; running thence East, along the South line of said Lot 1, 35 feet; thence North 58 feet; thence West, 35 feet to the alley; thence South 58 feet to the place of beginning; situate, lying and being in the County of Peoria and State of Illinois; and

Non-exclusive easement for the benefit of the above premises as created by instrument dated June 12, 1990 and recorded November 9, 1990, as Document No. 90-26624, for the purposes of ingress and egress and access on, over, and through and across the premises described as "Easement Area #3". as shown on Plat marked Exhibit "C" of said instrument.

PIN: 18-06-479-067

Said Ordinance is hereby approved per the submitted Site Plan documents (Attachment A) and Landscape Plan (Attachment B), and with the following condition and waivers:

- 1) Replace handicap parking sign with required R7/8 sign and \$350 fee plate.
- 2) Waiver to eliminate requirement for bicycle parking.
- 3) Waiver to eliminate the requirement to screen existing mechanical equipment.
- 4) Waiver to allow existing freestanding sign to remain with no changes.
- 5) Waiver to allow for existing exterior lighting as installed provided that it is downlit away from residential properties and public streets.
- 6) Waiver to allow for existing building and parking setback in place of required building line.
- 7) Waiver to allow for existing windows and doors as constructed.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class CN (Neighborhood Commercial) 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 July, 2018.

APPROVED:



Mayor

ATTEST:



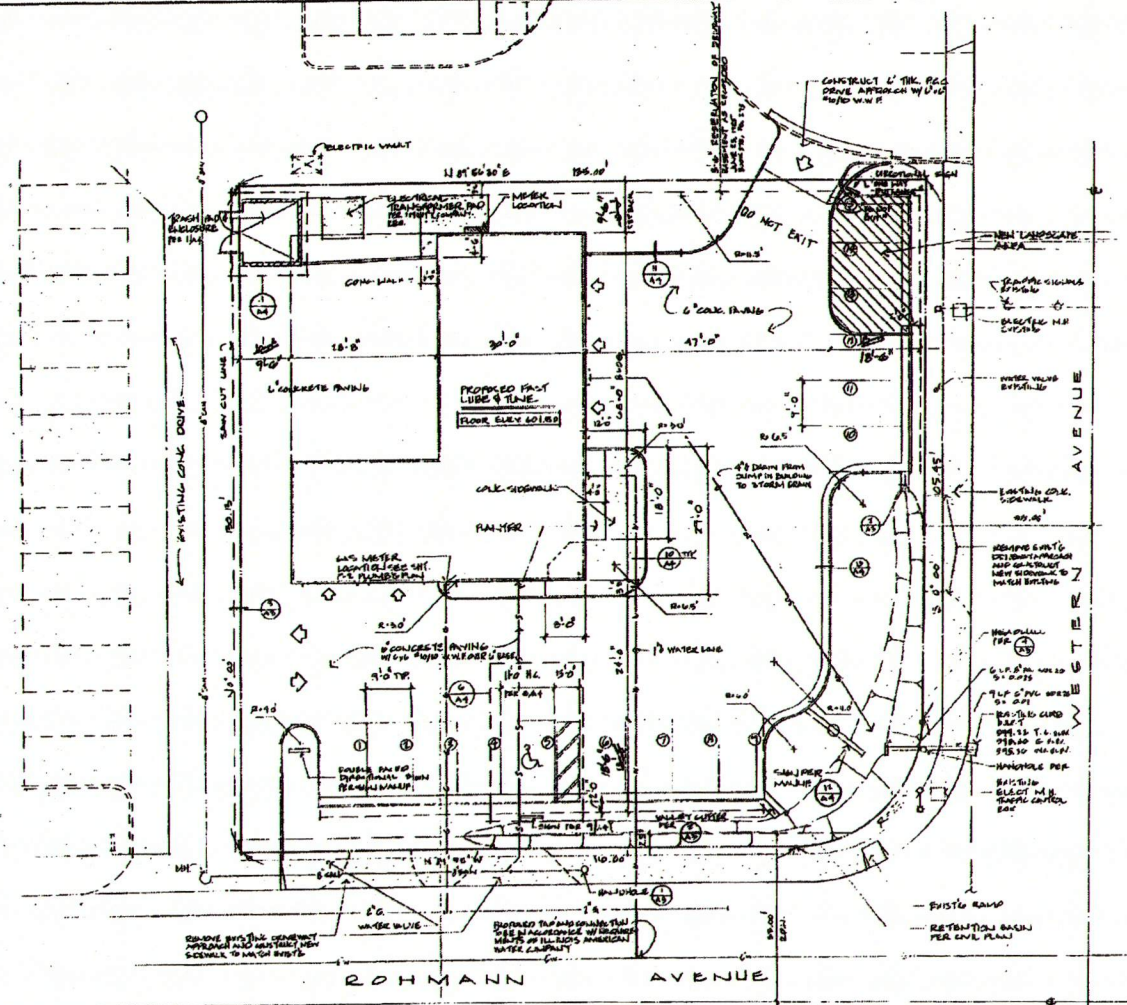
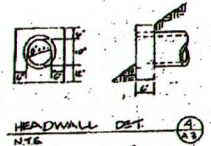
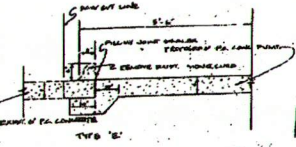
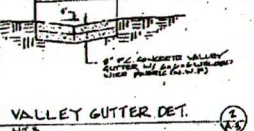
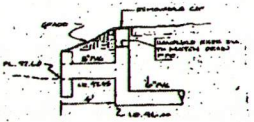
City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

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SITE PLAN
SEE DRAINAGE PLAN FOR OWNER FOR PROPOSED DRIVEWAY AND PARKING SUBMITTALS



ARCHITECT
BRUCE W. STEINGRABER & ASSOCIATES, INC.
4435 W. 91ST ST. SUITE 100
MARIETTA, IL 61754-1000
PH: 309.243.4474

Fast Lube And Tune
Western Ave & Rohmann Ave, Peoria Illinois

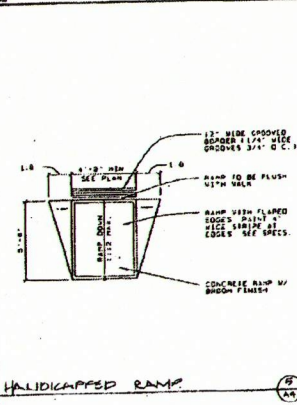
SITE PLAN

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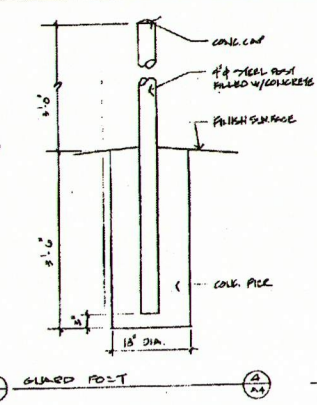
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ARCHITECT BRUCE W. STEINGRABER & ASSOCIATES, INC.

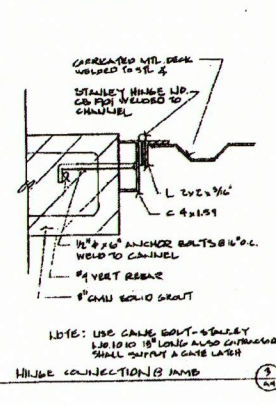
ALL NOTES, SPECIFICATIONS AND ADDENDUMS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF ARCHITECT BRUCE W. STENGERBER & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECT BRUCE W. STENGERBER & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS ARE THE PROPERTY OF ARCHITECT BRUCE W. STENGERBER & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECT BRUCE W. STENGERBER & ASSOCIATES, INC. IS STRICTLY PROHIBITED.



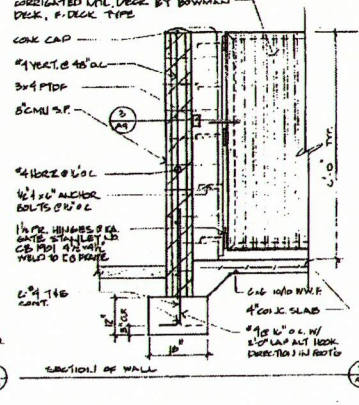
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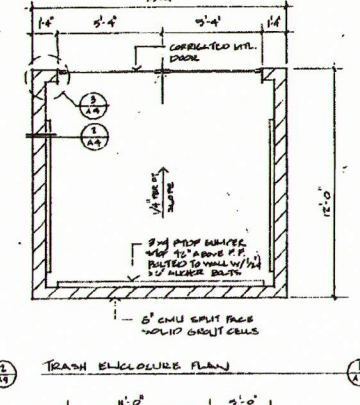
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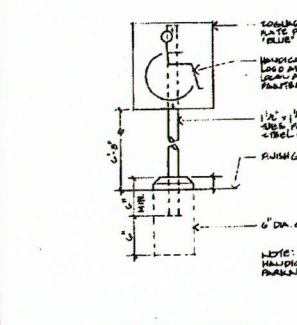
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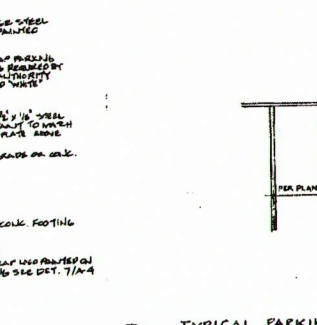
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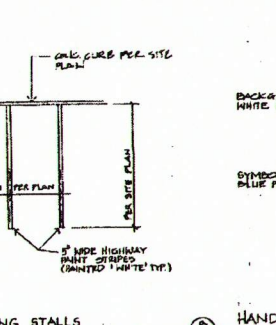
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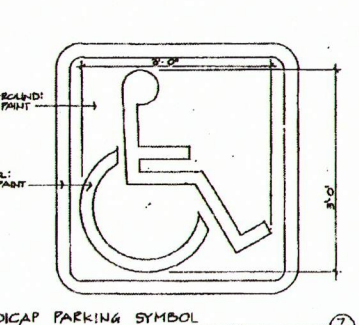
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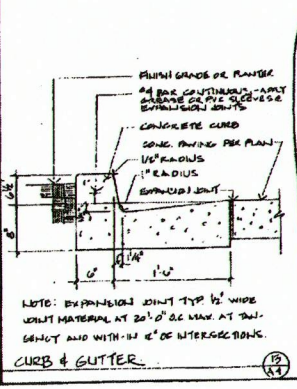
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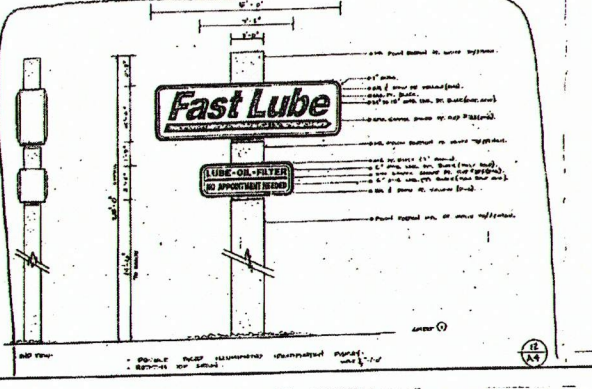
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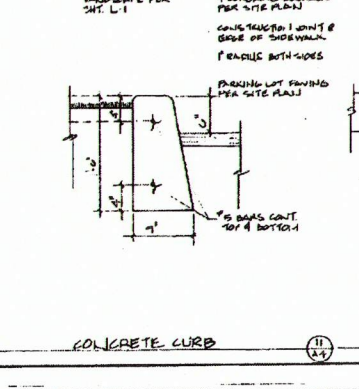
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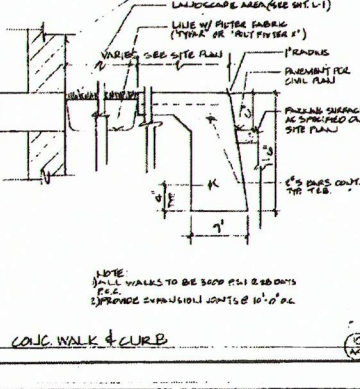
CURB & GUTTER



CONCRETE CURB



CONCRETE CURB



CONCRETE WALK & CURB

ARCHITECT BRUCE W. STENGERBER & ASSOCIATES, INC.

BRUCE W. STENGERBER O.L.B. and Associates, Inc. 6633 Fleanders Drive, Suite N San Diego, CA 92121 (619) 451-0774

Fast Lube And Tune Western Ave & Rohmann Ave, Peoria Illinois

DATE: 08.19.10
 SHEET: A4

