

ORDINANCE NO. 17,109

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 PARCEL INDEX NUMBER (18-17-259-016) AND 1918 SW WASHINGTON STREET (COUNCIL DISTRICT 1). CASE NO. PZ 14-10.

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:

Parcel 1:

Lot 1 and the Northeasterly Half of Lot 2, all in Block 3 in LISK'S ADDITION to the City of Peoria, EXCEPTING
THEREFROM part of said premises more particularly bounded and described as follows, to-wit: Commencing at
the most Northerly corner of Lot 2 on Washington Street aforesaid, and running thence Southwesterly along the
Northwesterly line of said Lot 2, 36 feet; thence in a Southeasterly direction and parallel to the Northeasterly line
of Lot 2 aforesaid 186 feet; thence in a Northeasterly direction to a point on the Northeasterly line of Lot 2
aforesaid which point is located 72 feet Southwesterly from the Southwesterly line of Lisk Street and 150 feet
Southeasterly from the Southeasterly line of Washington Street; thence in a Northwesterly direction 150 feet to
the Place of Beginning, situated in the County of Peoria and State of Illinois.

Parcel 2:

That part of Lots 1, 2 and 3 in Block 6 in LISK's ADDITION to the City of Peoria, lying Northwesterly of the

vacated alley in said Block 6 which is described and referred to in the Vacation Ordinance recorded May 18, 1950 in Book 816, page 493, being the Northwesterly 150 feet, more or less, of the said Lots 1, 2 and 3; situated in the County of Peoria and State of Illinois.

Parcel 3:

Lots 4 and 5 in Block 6 in LISK'S ADDITION to the City of Peoria, situated in the County of Peoria and State of Illinois.

Parcel 4:

That part of now vacated Olive Street (formerly known as Lisk Street) as described in the Vacation Ordinance recorded July 9, 1965 as document no. 65-10326, lying between Washington and Water Streets and between Blocks 3 and 6 in Lisk's Addition to the City of Peoria, and also that portion of the now vacated alley in Block 6 in Lisk's Addition accruing to Parcel 2, herein by virtue of the Vacation Ordinance recorded May 18, 1950 in Book 816, page 493, situated in the County of Peoria and State of Illinois.

P.I.N.: 18-17-259-016

Commonly known as: 1918 S.W. Washington Street, Peoria, IL 61602

Waiver:

Section 8.4.4.B.3. General Outdoor Storage, which includes storage forward of the building. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.

Conditions:

1. The perimeter fence along Washington Street and Chicago Street must be 100% opaque and can be located as indicated on the site plan.
2. No public sidewalk is required.
3. All vehicle access requires paving. 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. The junk yard/auto grave yard, and the towing and impound lot must be located as depicted on the site plan and application
6. All applicable building and fire safety codes must be met.

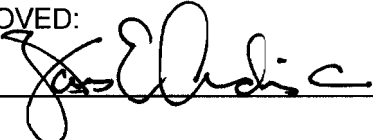
Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, and the District Map made a part of said Ordinance, shall extend to said above-described premises as herein reclassified, rezoned; and approved for a special use.

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:



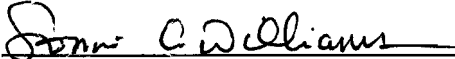
Mayor

ATTEST:

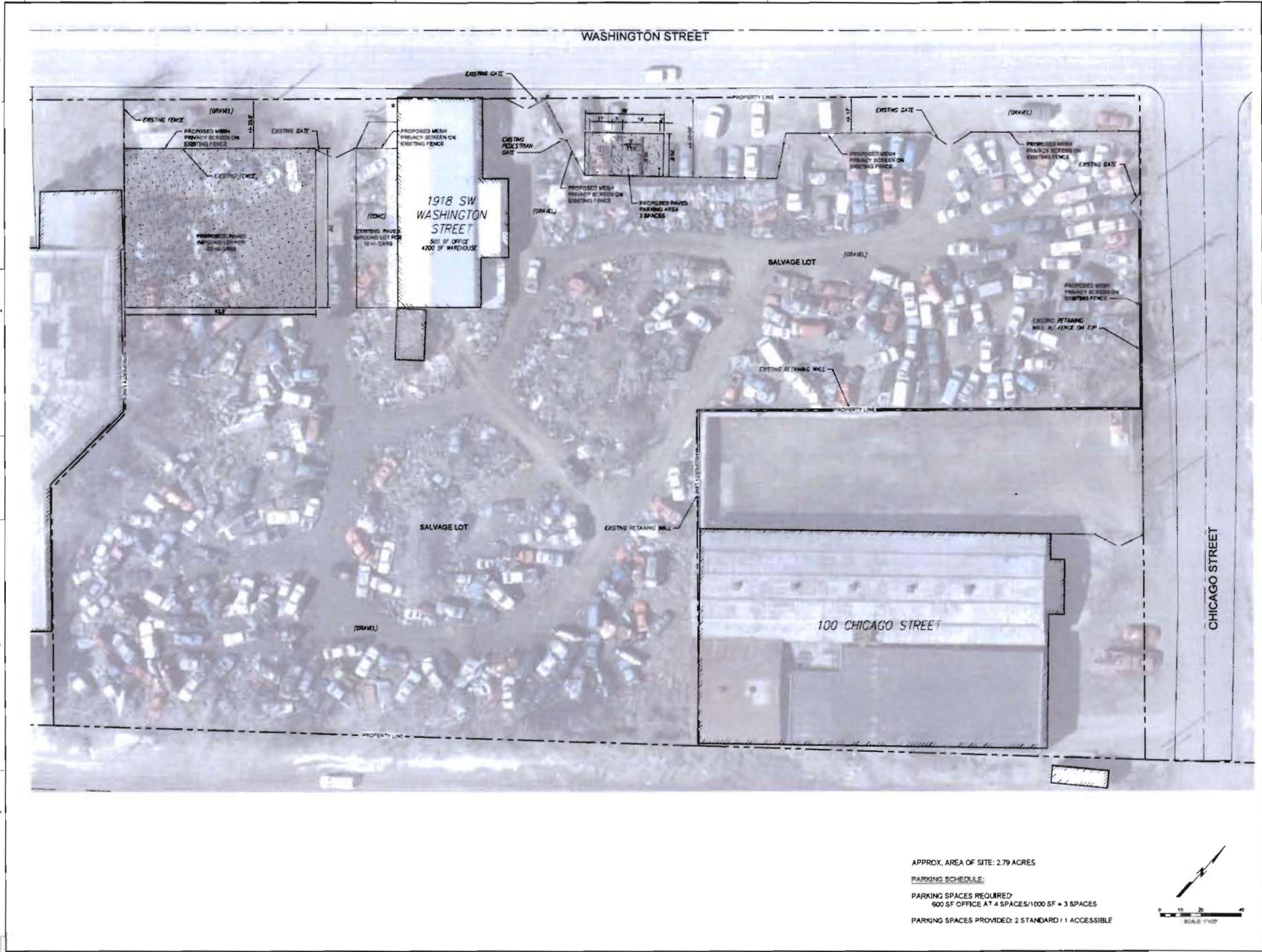


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



APPROX. AREA OF SITE: 2.79 ACRES
 PARKING SCHEDULE:
 PARKING SPACES REQUIRED:
 600 SF OFFICE AT 4 SPACES/1000 SF = 3 SPACES
 PARKING SPACES PROVIDED: 2 STANDARD / 1 ACCESSIBLE



Farnsworth GROUP

7757th ENCHILADA AVE. SUITE 100
 PEORIA, ILLINOIS 61614
 (309) 696-0888 / www.fg.com

www.fg.com
 Engineers | Architects | Surveyors | Scientists

DATE: / /

BY: / /

PROJECT:

1918 WASHINGTON

PEORIA, IL 61602

DATE: 03-26-14

DESIGN/DRAWN: LMT/MLP

REVIEWED: / /

BOOK NO.: / FIELD: /

SHEET TITLE

SITE PLAN

SHEET NUMBER

1.0

PROJECT NO. 0140401.01