

AN ORDINANCE GRANTING A SPECIAL USE FOR A BLOOD PLASMA DONATION CENTER AND BUILDING ADDITION, WITH WAIVERS, IN A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1902-1912 N SHERIDAN ROAD (PIN'S 14-33-352-009 & -008), PEORIA, ILLINOIS.

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for a blood plasma donation center and associated building addition under the provisions of Article 2.9.3 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on September 3, 2015, 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

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use for a blood plasma donation center and associated building addition is hereby approved for the following described property:

- ❖ PARCEL 1 – 1902 N SHERIDAN ROAD: DISTLER SUBN SW 1/4 SEC 33-9-8E LOT 1 & S 25' LOT 2; ALSO W 1/2 VAC ALLEY LYING E & ADJ THERETO (96-05078/9)
- ❖ PARCEL 2 – 1912 N SHERIDAN ROAD: DISTLER SUB SW 1/4 SEC 33-9-8E LOT 3 & N 20' LOT 2; ALSO W 1/2 VAC ALLEY LYING E & ADJ THERETO (1121-691/89-02562)

Said Ordinance is hereby granted per the Site Plan and elevations (Attachment A) and with the following conditions and waivers:

- 1) Waiver from Required Building to Line: A waiver is requested to allow both the existing building and the proposed addition to be placed at a 55 foot setback from the front property line along Sheridan Road, as shown on the site plan provided.
- 2) Waiver from Street Façade Requirement: A waiver is requested to allow the building (existing and addition) to occupy 0% of the frontage along Sheridan Road, at the required building line.

- 3) Waiver from Parking Lot Setback Requirement: A waiver is requested to allow the parking lot to be placed at a 6 foot setback from the front property line along Sheridan Road.
- 4) Waiver from Front Yard Landscaping Requirement along Nebraska: A waiver is requested to allow front yard landscaping along Nebraska Avenue to be in the form of shrubs and to be placed within the public right-of-way.
- 5) Waiver from Windows and Doors Requirement along Sheridan Road: A waiver is requested to allow a blank length of wall at 27 feet in length, along Sheridan Road, per the submitted elevations
- 6) Waiver to Allow Shade Trees within the Landscaped Hedge Row along Sheridan Road: A waiver is requested to allow the shades trees, required for front yard landscaping, to be placed within the hedge row, making it not continuous as required.
- 7) An accessible route shall be provided between the public ROW and the building.
- 8) The City will be reconstructing the intersection of Sheridan and Nebraska in 2016. The City requests donation of the required right-of-way and temporary easements for the Sheridan Road Project. Upon said donation, the City will take responsibility to improve the sidewalk, curbs, and accessible ramps along the Sheridan frontage and along the Nebraska frontage to just east of the plasma center building. If the applicant chooses not to donate said easements and right-of-way, he/she will be responsible to bring the sidewalks and curbs to current standards as part of their project.
- 9) The placement of the drive approach along Nebraska Avenue must be approved by Public Works before any permits are issued
- 10) Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
- 11) Disabled parking spaces must be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
- 12) All rooftop and ground level mechanical equipment and utilities must be screened per Land Development Code requirements.
- 13) A photometric lighting plan is required before permits are issued. Lighting may not exceed ½ footcandle as measured at the property line.
- 14) With the exception of the waiver granted to allow a blank length of wall to exceed 20 linear feet, building elevations for the proposed addition must meet the requirements of Appendix C, Section 4.2.4.G. The proposed awnings require approval of the Public Works Department and a right-of-way usage permit will be required.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class C-N (Neighborhood Commercial) District 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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel