

ORDINANCE NO. 17,784

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR VEHICLE REPAIR AND SERVICE FOR THE PROPERTY LOCATED AT 1610 SW JEFFERSON AVENUE (PARCEL IDENTIFICATION NO. 18-17-226-049), 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 an Adult Use, Cannabis Dispensary, 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 2, 2020, 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:

Tract I:

Lots 11, 12 and 13 in Block A in T.S. DOBBINS SUBDIVISION of part of Lots 10 and 11 in Hamlin's Outlots to the City of Peoria, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Tract II:

Lot 5 in S.H. HARKER'S ADDITION to the City of Peoria, situate, lying and being in the County of Peoria and State of Illinois.

Tract III:

Parcel 1:

All of Lot 1 in Block A in DOBBINS SUBDIVISION of the West one-third of Lot 10 and all of Lot 11 in Hamlin's Outlots, EXCEPTING THEREFROM, that part of said Lot 1 conveyed to the City of Peoria, by Walter P. Warkle and wife by Quit Claim Deed bearing the date of April 21, 1930, and recorded in the Recorder's Office of Peoria County, Illinois, in Book 433 of Deeds, on Page 163, situated in the City of Peoria, County of Peoria and State of Illinois.

Parcel 2:

Lot 2 in Block A in DOBBINS SUBDIVISION of part of Lot 10 and all of 11 in Hamlin's Outlots to the

City of Peoria, EXCEPTING THEREFROM, that part of said described premises conveyed to the City of Peoria under an Order of the County Court of Peoria County, Illinois in the matter of the opening and extending of South Jefferson Avenue, described as follows: All that part of Lot 2 described as follows: Beginning at a point on the North line of said Lot 5.7 feet East of the Northwest corner of said Lot, running thence on said North line to the Northeast corner of said Lot; thence South on the East line of said Lot, 98.7 feet; thence in a Southwesterly direction to a point on the South line of said Lot, 9.7 feet East of the Southwest corner of said Lot, thence on said South line to said Southwest corner; thence North on the West line of said Lot 140.4 feet; thence in a straight line to the place of beginning, situate, lying and being in the County of Peoria and State of Illinois.

Parcel 3:

All of Lot 4 in S.H. HARKER'S ADDITION to the City of Peoria, EXCEPTING a triangular piece 21 feet 3 inches in Lincoln Avenue and 36 feet on South Jefferson Avenue, of Lot off the Northwest corner of said Lot 4, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Permanent Index No.: 18-17-226-049

Commonly known as: 1610 SW Jefferson Avenue, Peoria, IL 61602

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following waiver and conditions:

Waiver: Waiver for existing conditions for landscaping, as denoted on site plan.

Conditions

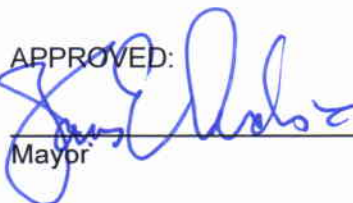
1. Signage must meet requirements set forth in UDC Section 8.3.
2. Lighting must meet the requirements in section 8.5.
3. All dumpster areas and mechanicals must be screened as required by code.
4. Sidewalks must be ADA compliant.

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

28TH DAY JULY, 2020.

APPROVED:


Mayor

ATTEST:

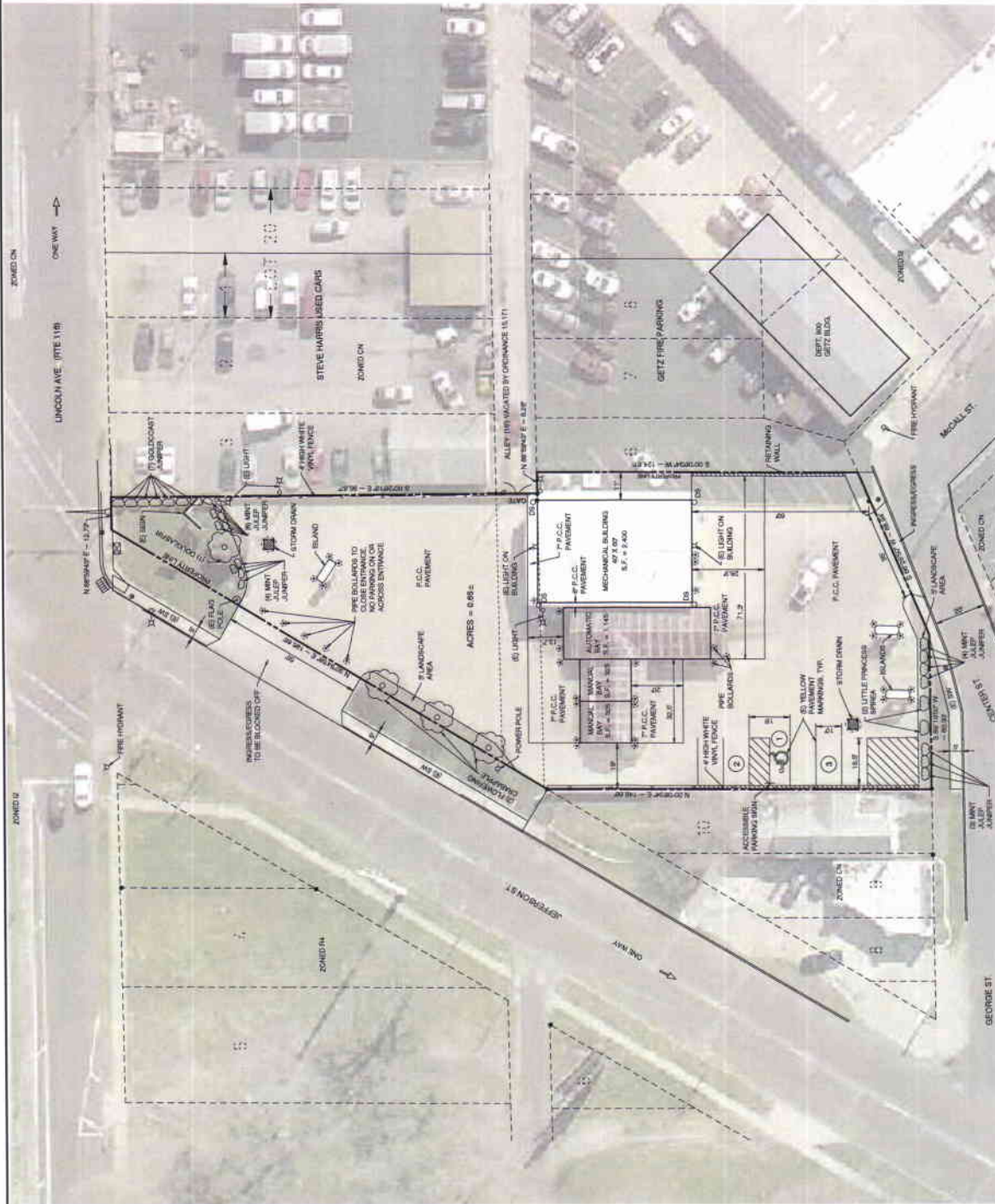
Beth Ball

City Clerk

EXAMINED AND APPROVED:

Christine F. Peterson

Corporation Counsel



ZONING
 ZONED C-1, COMMERCIAL NEIGHBORHOOD WITH SPECIAL USE FOR AUTOMOTIVE SHOP. ZONED C-2 WHEN CONSTRUCTED.

LOT AREA
 0.89 ACRES

BUILDING AREA
 EXISTING BUILDING 2,400 SF
 EXISTING BATS 1,700 SF
 TOTAL AREA 4,100 SF

PARKING
 REGULAR SPACES = 5 SPACES
 ACCESSIBLE SPACES = 1 SPACE
 TOTAL PARKING SPACES = 6 SPACES

JEFFERSON AVE. LANDSCAPING REQUIREMENTS
 JEFFERSON AVE. FRONTAGE - 187' - 98' POINTS REQUIRED
 CENTER ST. FRONTAGE - 187' - 98' POINTS REQUIRED
 TOTAL POINTS REQUIRED AT FULL DEVELOPMENT - 189 POINTS

EXISTING LANDSCAPING POINTS
 EVERGREEN TREES - 1 TREES @ 10 POINTS - 10 POINTS
 SHRUBS - 25 SHRUBS @ 3 POINTS - 75 POINTS
 TOTAL POINTS REQUIRED - 153 POINTS OF EXISTING LANDSCAPING TO REMAIN

LIGHTING
 EXISTING LIGHTING SHALL REMAIN

EXISTING FIRE HYDRANT LOCATION
 SOUTHWEST CORNER OF JEFFERSON ST. / LINCOLN AVE.
 NORTHEAST CORNER OF CENTER ST. / MCALL ST.

ADJACENT USES
 WEST PROPERTY IS ZONED R-4 AND VACANT
 EAST PROPERTY IS ZONED C-1

TRAFFIC GENERATION
 10-15 VEHICLES



SITE LAYOUT EXHIBIT
 SCALE: 1" = 20'

PROJECT NO. 18-00591		CLIENT: PLAZA TIRE	
DATE: 07/20/18		SCALE: 1" = 20'	
DRAWN BY: [Name]		CHECKED BY: [Name]	
DATE: 07/20/18		DATE: 07/20/18	
PROJECT: PLAZA TIRE		PROJECT: PLAZA TIRE	
SHEET NO. 18-00591-01		SHEET NO. 18-00591-01	
PROJECT LOCATION: 1610 SW JEFFERSON AVE., PEORIA		PROJECT LOCATION: 1610 SW JEFFERSON AVE., PEORIA	

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 Office: 1000 602-6000
 Fax: 1000 602-6001
 Peoria, Illinois 61614
 www.mohr-kerr.com