

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 15,862, AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER, TO ADD A VETERINARY CLINIC FOR THE PROPERTY LOCATED AT 6820 N PEARTREE LANE, 6828 N PEARTREE LANE, 4115 W PARTRIDGE WAY, 4123 W PARTRIDGE WAY, AND W PARTRIDGE WAY, (PARCEL IDENTIFICATION NOS. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, AND 13-12-352-009, PEORIA, IL, IL

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Veterinary Clinic 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 October 4, 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 Veterinary Clinic is hereby approved for the following described property:

Lots 7 and 8 in the resubdivision of Lot 1 of Hollow Hill all being part of the Southwest quarter of Section 12, Township 9 North, Range 7 East of the Fourth Principal Meridian, situated in Peoria County, Peoria Illinois.

PIN: 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, AND 13-12-352-009,

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and Building Elevation Drawing (Attachment B), and with the following conditions and waiver:

- 1) A landscape plan for the front yard, parking lot, and parking lot perimeter, in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.
- 2) At all times that animals are using the exercise yards, those animals shall be under direct and continuous supervision so as to prevent their escape or unreasonable generation of barking or other noise/sounds during use of the exercise yards.
- 3) Waiver to increase the height of fencing from six feet to eight feet for the outdoor exercise yards.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale 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

_____ DAY _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel