

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR AUTO SALES, FOR THE PROPERTY LOCATED AT 2316 SW JEFFERSON AVENUE, (PARCEL IDENTIFICATION NO. 18-17-182-001), PEORIA IL.**

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Auto Sales 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 May 6, 2021, 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 Auto Sales is hereby approved for the following described property:

Tract 1:

Lot 19 in GRAHAM'S SUBDIVISION of Lot 2 in Peoria Gardens, being part of the Northwest ¼ of section 17, Township 8 North, Range 8 East of the Fourth Principal Meridian; EXCEPTING THEREFROM that portion conveyed to the City of Peoria by deed recorded March 1, 1932 in Book 412 page 543, situated in the County of Peoria and State of Illinois.

Tract 2:

Part of Lot 21 in GRAHAM'S SUBDIVISION of Lot 2 in Peoria Gardens, in the south ½ of the Northwest ¼ of Section 17, Township 8 North, Range 8 East of the Fourth Principal Meridian, according to the plat thereof recorded November 9, 1857 in Plat Book "ZA" page 15, more particularly described as follows:: Beginning at a point on the East line of said Lot 21, which is 20.9 feet South of the Northeast corner of said Lot 21; thence Southwesterly in straight line to a point on the South line of said Lot 21 that is 84.5 feet East of the Southwest corner thereof; thereof East on the South line of Lot 21 to the southeast thereof; thence North on the East line of Lot 21 to the point of beginning; EXCEPTING THEREFROM that portion conveyed to the City of Peoria by deed recorded March, 1932, in Book 433 page 162; situated in the County of Peoria and State of Illinois.

Tract 3

Part of Lot 20 in GRAHAM'S SUBDIVISION of Lot 2 in Peoria Gardens, in the South ½ of Northwest ¼ of Section 17, Township 8 North. Range 8 East of the Fourth Principal meridian, according to the Plat thereof recorded November 9, 1857 in Plat Book "ZA" page 15, more particularly described as follows: Commencing at the Southeast corner of said Lot 20, on the Westerly line of the alley; thence in a Northerly direction along the Westerly line of the alley, a distance of 40 feet; thence in a Westerly direction a distance of 21.1 feet; thence in a Southwesterly direction a distance of 59.9 feet to a point on the Southerly line of said Lot 20, which is 65.8 feet Westerly of the Southeast corner of said Lot 20; thence in a Easterly direction a distance of 65.8 feet to the point of beginning, EXCEPTING THEREFROM that portion conveyed to the City of Peoria by deed recorded in Book 415 page 220, situated in the County of Peoria and State of Illinois.

Parcel Identification No. 18-17-182-001

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

- 1) Stripe the parking lot for all regular and handicap accessible spaces.
- 2) Provide for one bicycle parking space.
- 3) Install handicap parking identification signs.
- 4) Remove or replace the existing fence.
- 5) Remove peeling paint and repaint exterior building façade as needed.
- 6) Waiver to allow for alternative landscape plan as shown on site plan.
- 7) All repairs must be completed within six months of City Council approval.

Section 2. All provisions of Appendix A, the Unified 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 \_\_\_\_\_, 2021.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel