

ORDINANCE APPROVING A SPECIAL USE FOR WAIVERS TO ADD A WALL SIGNS THAT DO NOT MEET CODE REQUIREMENTS FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-09-376-008, WITH AN ADDRESS OF 812 SW WASHINGTON STREET, PEORIA IL (COUNCIL DISTRICT 1)

WHEREAS, the property herein described is now zoned in a Class WH (Warehouse Form) District; and

WHEREAS, a petition was received requesting a Special Use Class WH (Warehouse Form) District, for a Waivers to allow a wall signs that do not meet code requirements; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.9 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on May 4, 2016, 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 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:

Section 1. A Special Use is hereby granted for wall signs that do not meet code, as described herein, for following described property:

BALLANCE ADD SW 1/4 SEC 9-8-8E LOT 5 & THE SWLY 52.5' LOT 4 BLK 76 (86-14353/97-29665)

Said Ordinance is hereby approved per the submitted site plan and application, and grants the following waivers:

- a. Wavier of Section 6.6.8.E.1.a., General, to allow wall signs between the second story floor line and the first floor ceiling, within the horizontal band.
- b. Waiver of Section 6.6.8.E.1.b., General, to allow wall signs letters that exceed 18 inches in height or width; and non-individually cut reverse channel letters.

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class WH (Warehouse Form) 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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel