

ORDINANCE NO. 17,987

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR A VEHICLE SERVICE AND REPAIR FOR THE PROPERTY LOCATED AT 4749 N STERLING AVE (PARCEL IDENTIFICATION NO. 14-19-328-005), PEORIA IL

WHEREAS, the property herein described is now zoned in a Class C-1 (General Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Vehicle Service and Repair 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 June 2, 2022, 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 a Vehicle Service and Repair is hereby approved for the following described property:

PARCEL 1:

LOTS 4, 5, 6, 7, AND THE NORTH 20 FEET OF LOT 8 OF FARRELLY'S GOLDEN GARDENS, A SUBDIVISION IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS; EXCEPTING THEREFROM THAT PARCEL CONVEYED BY E.A. HAASIS AND EUGENIA FARRELLY HAASIS TO THE ILLINOIS DEPARTMENT OF PUBLIC WORKS BY A WARRANTY DEED DATED THE 10TH DAY OF JUNE, 1963, AND FILED WITH THE OFFICE OF THE PEORIA COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 63-10147 ON THE 24TH DAY OF JULY, 1963, AND RECORDED IN BOOK 1267, PAGE 173; AND FURTHER EXCEPTING THE LAND CONVEYED BY EUGENIA HAASIS TO THE CITY OF PEORIA BY DOCUMENT NO. 87-19293, RECORDED AUGUST 31, 1987.

PARCEL 2:

THE SOUTH 1/2 OF THAT PORTION OF FARRELLY AVENUE IN FARRELLY'S GOLDEN GARDENS, A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN; MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN FARRELLY'S GOLDEN GARDENS; THENCE NORTH 89 DEGREES 41 FEET EAST (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 134.0 FEET TO THE CORNER OF THE PARCEL PURCHASED FOR RIGHT-OF-WAY AND RECORDED IN BOOK 1267, PAGE 173 AT THE PEORIA COUNTY RECORDER'S OFFICE, TO BE KNOWN AS THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 11 FEET EAST, A DISTANCE OF 54.1 FEET TO THE NORTHERLY LINE OF FARRELLY AVENUE, A DISTANCE OF 21.7 FEET TO A POINT OF CURVATURE; THENCE CONTINUING

NORTHEASTERLY, ALONG THE LINE OF FARRELLY AVENUE ON A CURVE TO THE LEFT HAVING A RADIUS OF 15.2 FEET, TO A POINT OF TANGENCY ON THE EASTERLY LINE OF LOT 3 IN FARRELLY'S GOLDEN GARDENS; THENCE SOUTHERLY ALONG A CURVE TO RIGHT HAVING A RADIUS OF 533.69 FEET, AN ARC DISTANCE OF 93.1 FEET TO A POINT OF CURVATURE ON THE EASTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET TO A POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE SOUTHERLY LINE OF FARRELLY AVENUE; THENCE SOUTH 89 DEGREES 41 FEET WEST ALONG THE SOUTHERLY LINE OF FARRELLY AVENUE, A DISTANCE OF 40.8 FEET TO THE POINT OF BEGINNING, PURSUANT TO ORDINANCE NO. 11,613 RECORDED JUNE 22, 1987 AS DOCUMENT 87-13655 AND LETTER OF AFFIDAVIT RECORDED AUGUST 22, 1988 AS DOCUMENT 88-17173, ALL IN PEORIA COUNTY, ILLINOIS.

Parcel ID No.: 14-19-328-005

Parcel Address: 4749 N Sterling Ave Peoria, IL 61615.

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

- 1. Waiver to reduce setback on N Rockwood Dr from 20' to 8' at its narrowest point to allow building placement and proper driveway width for vehicles exiting the service bays.
- 2. Revise the landscape plan to add continuous hedge along the length of both sides of the exit driveway.
- 3. Add a bike rack to accommodate at least one (1) bicycle.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-1 (General 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

28th DAY of JUNE, 2022.

APPROVED: *Rita Ali*
Mayor

ATTEST: *Stefanie Jarr*
City Clerk

EXAMINED AND APPROVED: *Chrissie L. Kapuska*
Corporation Counsel

Attachment B to Ordinance



21 South Evergreen Avenue
Suite 200
Arlington, IL 60005
T 847 788 9300

PROJECT TITLE
20201360

SHEET NUMBER
L1.0

NOT REVISION FOR CONSTRUCTION

DATE: 05/20/22
PREPARED BY: JEFFREY
DATE: 05/20/22
PROJECT BY: JEFFREY



PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
PROJECT NAME

JIFFY TUBE
LUBE
PEORIA
ILLINOIS 61615
4749 NORTH STERLING AVE



PROJECT NUMBER
20201360

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

NOT REVISION FOR CONSTRUCTION

REFERENCE NOTES SCHEDULE

- 1. ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO THE OWNER.
- 2. SEED LAWNS WITH KENTUCKY 31 TALL FESCUE AND BLUEGRASS BLEND COMMON TO LOCALITY.
- 3. 3" DEPTH SHREDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS UNLESS OTHERWISE NOTED ON PLAN.
- 4. CULTIVATED BEDLINE 4" DEPTH (TYP.)
- 5. 4" SCHEDULE 40 PVC IRRIGATION SLEEVE

PLANT SCHEDULE

TREES	SYMBOL	CODE	QTY	ROBOTANICAL NAME	COMMON NAME	ROOT SIZE
	(Symbol)	AFJ	4	ACER X FREEMANI 'JEFFREY'	AUTUMN BLAZE MAPLE	B & B 2' CAL
	(Symbol)	AGA	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MULHUSSEM	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B 5' 1/2" MIN.
	(Symbol)	TR	5	TELA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B 2' CAL
	(Symbol)	CODE	QTY	ROBOTANICAL NAME	COMMON NAME	HEIGHT
	(Symbol)	IVM	26	ITEA VIRGINICA 'WORTON'	VIRGINIA SWEETSPHRE	CONT. 30' HT. MIN.
	(Symbol)	RAO	27	RIBUS ARGENTICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 CAL
	(Symbol)	TD	48	TAXUS X MEDIA 'DENSE ORNUS'	DENSE YEW	CONT. 30' HT. MIN.
	(Symbol)	TOI	6	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	B & B 7' HT. MIN.
	(Symbol)	VDA	8	VIBURNUM DENTATUM 'AUTUMN JAZZ'	SOUTHERN ARROWWOOD	5 CAL
	(Symbol)	CODE	QTY	ROBOTANICAL NAME	COMMON NAME	CONT.
	(Symbol)	800	7,548 SF	LAWN GRASSES WITH BLENDET	KENTUCKY BLUEGRASS BLEND	500

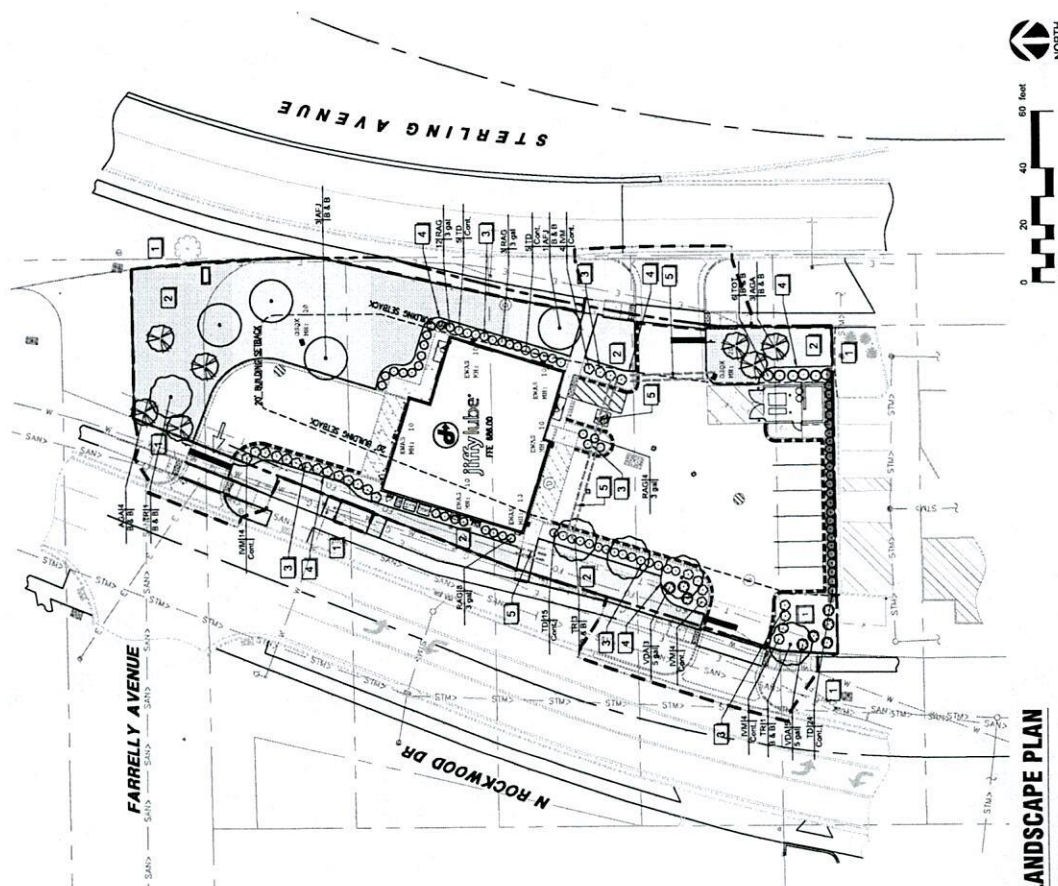
SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THE CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER OWNERS REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAKE THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTALS WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT MOIST THROUGHOUT GROWING SEASON. DO NOT SPIN ON TO BILLING. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO LUBING PLANS FOR BUCKET OPERATOR SPECIFICATIONS TO BE LOCATED WITHIN THE BUILDING. IF BUCKET OPERATOR IS LOCATED OUTSIDE, REFER TO SHEET 011 IRRIGATION NOTES AND SCHEDULE.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROTECTING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN THE PLAN THROUGHOUT THE GROWING SEASON. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



LANDSCAPE PLAN

LANDSCAPE CALCULATIONS:

REQUIRED:	PROVIDED:
FRONTAGE LANDSCAPING (N ROCKWOOD DR (24' FT))	120 PFTS
FRONTAGE LANDSCAPING (STERLING AVE (24' FT))	120 PFTS
FRONTAGE LANDSCAPING (FARRELLY AVE (24' FT))	120 PFTS
FRONTAGE LANDSCAPING (TOTAL)	360 PFTS

30' FT. CONTIGUOUS EDGE YES