

ORDINANCE APPROVING A SPECIAL USE FOR WAIVERS TO ADD A FREESTANDING SIGN AND A PAINTED WALL SIGN FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 18-09-355-001 AND 18-09-355-003, WITH AN ADDRESS OF 214 PECAN 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 freestanding and a painted sign; 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 November 3, 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 a freestanding and painted wall sign, for following described property:

BEING A PART OF LOTS 5 AND 6 IN BLOCK 60 OF BALLANCE'S ADDITION TO PEORIA, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTH 49 DEGREES 52 MINUTES 56 SECONDS EAST 74.50 FEET; THENCE SOUTH 39 DEGREES 35 MINUTES 17 SECONDS EAST 61.10 FEET ALONG THE ERLER WALL (ERLER PARTY WALL AGREEMENT IN

BOOK QI , PAGE 295); THENCE NORTH 49 DEGREES 56 MINUTES 46 SECONDS EAST 37.06 FEET ALONG SAID WALL TO A POINT ON THE NORTHEAST LINE OF SAID LOT 5; THENCE SOUTH 39 DEGREES 48 MINUTES 09 SECONDS EAST 119.88 FEET ALONG SAID NORTHEAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 49 DEGREES 53 MINUTES 22 SECONDS WEST 110.00 FEET ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 40 DEGREES 13 MINUTES 35 SECONDS WEST 181.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING. CONTAINING 0.408 ACRE, MORE OR LESS.

THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY SHOWN IN DOCUMENT NUMBER 2015-025062 AS RECORDED NOVEMBER 20, 2015 IN THE PEORIA COUNTY RECORDER'S OFFICE, PEORIA COUNTY, ILLINOIS.

Said Ordinance is hereby approved per the submitted site plan and application.

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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel