

AN ORDINANCE GRANTING A SPECIAL USE FOR WAIVERS FROM THE FORM DISTRICT REQUIREMENTS TO ALLOW TEMPORARY BANNERS AND PLANTER BOXES COMPRISED OF COMPOSITE WOOD MATERIAL, FOR THE PROPERTY COMMONLY KNOWN AS ONE WORLD CAFE AND LOCATED AT 1229 AND 1245 W MAIN STREET (PARCEL IDENTIFICATION NUMBERS 18-05-405-012, -013, & -019), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class W-M (West Main Form) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for waivers from the Form District requirements under the provisions of Article 2.9.3 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on June 4, 2015, 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

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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. That a Special Use for Form District Waivers for temporary banners and a seating area enclosed with a planter box wall comprised of composite wood material is hereby approved for the following described property:

PARCEL 1, 1245 W. MAIN STREET (PIN 18-05-405-013): HOME VIEW ADD SE 1/4 SEC 5-8-8E S 1/2 LOTS 7-8 BLK 7.

PARCEL 2, (PIN 18-05-405-012): HOME VIEW ADD SE 1/4 SEC 5-8N-8E S 1/2 OF N 75' LOTS 7-8 BLK 7.

PARCEL 3, 1229 W. MAIN STREET (PIN 18-05-405-019): HOME VIEW ADD SE 1/4 SEC 5-8-8E LOT 6 BLK 7

Said Ordinance is hereby granted per the Site Plan and elevations (Attachment A) and with the following conditions and waivers:

- 1) Waiver from Form District Temporary Sign Regulations: Temporary banners are prohibited in the Form Districts. A waiver is requested to allow three temporary banners
- 2) Waiver from Street Wall requirements: A street wall is required to be comprised of stone, brick, masonry, etc, and wrought iron. A waiver is requested to allow a street wall with planter boxes comprised of composite wood material.
- 3) If parking is provided on-site, whether employee parking or public parking, spaces must be striped a minimum of 8.5 in width by 18.5 feet in length.
- 4) If parking is provided on-site, one disabled parking space is required. Disabled parking must be striped 18.5 feet in length by 16 feet in width (an 8 foot wide space with an 8 foot wide access aisle or an 11 foot wide space with a 5 foot wide access aisle) and signed with an R7-8 Accessible Parking Sign and an R7-101 \$350 fee sign.
- 5) Parking area must be maintained as an evenly paved surface.
- 6) If temporary banners are approved through this Special Use, no further permits are required for the banners, as long as the size and location of the banners does not change.
- 7) Any proposed lighting must meet the requirements of Appendix C, Article 6.6.9.
- 8) Mechanical equipment, utilities, and refuse areas shall be placed behind and away from any required building line, not be stored or located within any street-space, and shall be screened from view from the street-space.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class W-M (West Main 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel