

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR VEHICLE WASH FOR THE PROPERTY LOCATED AT 1217 W GLEN AVENUE AND 4926 N UNIVERSITY STREET (PARCEL IDENTIFICATION NO. 14-20-251-024 AND 14-20-251-010), 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 a Vehicle Wash 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 January 7, 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 a Vehicle Wash for the following described property:

A PART OF LOT SIX (6) AND ALL OF LOTS FOUR (4), FIVE (5), SEVEN (7), AND EIGHT (8) IN GLENHAVEN, A SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 89°-16'-06" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE NORTH LINE OF SAID LOT 8, 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 02°-34'-53" WEST, ALONG THE EAST LINE OF SAID LOTS 7 AND 8, 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°-13'-40" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, 11.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°-46'-30" WEST, ALONG THE EAST LINE OF SAID LOT 4, 200.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH RIGHT OF WAY LINE OF GLEN AVENUE; THENCE NORTH 89°-10'-47" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 190.00 FEET; THENCE NORTH 63°-47'-54" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 41.00 FEET; THENCE NORTH 22°-41'-14" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 40.78 FEET TO THE EAST RIGHT OF WAY LINE OF UNIVERSITY STREET; THENCE NORTH 02°-34'-52" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 344.74 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.235 ACRES, MORE OR LESS.

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

1. Part of the existing sidewalk is outside the public right-of-way at the intersection. The owner shall either dedicate right-of-way to the City or record a permanent easement for the sidewalk.
2. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
3. Driveways shall be constructed in accordance with current City Standards including concrete thickness, apron dimensions and slopes.
4. Accessible parking spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
5. A continuous hedge, tall grasses, or mix thereof shall be installed to line the south side of the drive aisle between the car wash building and Glen Avenue.
6. Stormwater Management is required in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance at the time of plan approval.
7. Provide an easement for any storm sewer that carries water from an offsite location. The storm sewer shall be privately owned, and the easement shall require maintenance of the storm sewer to be the responsibility of the property owner.

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

_____ DAY _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel