

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT MANUFACTURED/MODULAR BUILDING SALES FOR THE PROPERTY LOCATED AT 1501 W PIONEER PARKWAY (PARCEL IDENTIFICATION NO. 14-05-353-007), PEORIA, IL.**

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Manufactured/Modular Building Sales 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 March 4, 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 Manufactured/Modular Building Sales is hereby approved for the following described property:

Lot Nine (9) in Pioneer Industrial Park Section Two, a Subdivision of part of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section Five (5), Township Nine (9), Range Eight (8) East of the Fourth Principal Meridian, According to the plat thereof recorded July 18, 1960, in Plat Book "Y", Page 71 and 72.

Parcel Identification No. 14-05-353-007

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

- 1) Provide a scaled site plan with striping for parking spaces at least 8½ feet in width and at least 18½ feet in length. Handicap parking space must be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length.
- 2) Install the R 7/8 and \$350 fine identification signs for the handicap parking.
- 3) Provide for one bicycle parking space.
- 4) Compliance with performance standards:
  - a. Buildings displayed for sale cannot exceed 150 sq. ft. in size
  - b. On-site staff is required during standard business hours

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale 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 \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel