

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C1 (GENERAL COMMERCIAL) DISTRICT FOR USED AUTO SALES FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO 14-07-276-002 WITH AN ADDRESS OF 7419 N UNIVERSITY STREET, PEORIA, ILLINOIS

WHEREAS, the properties herein described are now zoned in a Class C1 (General Commercial) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for Used Auto Sales under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on February 1, 2018, with respect to said petitions, 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 Used Auto Sales in the Class C1 (General Commercial) District is hereby granted for following described property:

Legal Description of Special Use:

TRACT I:

The North 150 feet of the South 772 feet of the East 250 feet of the Northeast Quarter of Section 7, Township 9 North, Range 8 East of the Fourth Principal Meridian, (excepting the Easterly 50 feet thereof falling in the right of way of North University Street and also excepting the Westerly 80 feet thereof), situate, lying and being in the County of Peoria and State of Illinois.

TRACT II:

The westerly 80 feet of the North 150 feet of the south 772 feet of the East 250 feet of the Northeast Quarter of Section 7, Township 9 North, Range B East of the Fourth Principal Meridian, Peoria County, Illinois.

PIN: 14-07-276-002 (7419 N UNIVERSITY ST)

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

1. A compliant landscaping plan provided by a landscape professional shall be submitted for review through the alternative compliance process due to the lack of landscaping area available on the site.
2. The existing freestanding sign shall be removed as it overhangs into the public way.
3. Any visible Mechanical, Refuse or Utility Structures shall be screened per City Code requirements.
4. All vehicle sales use standards shall be met:

- a. Vehicle display area must be depicted on a site plan subject to Development Review Board approval.
 - b. All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
 - c. No parking space striping is required for the vehicle display area. Any parking provided apart from the vehicle display area must be striped per code requirements.
5. The existing parking surface must meet surfacing requirements.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C1 (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 OF _____, 2018

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

