

ORDINANCE NO. 17,251

AN ORDINANCE REZONING PROPERTY FROM CN (NEIGHBORHOOD COMMERCIAL) AND R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICTS TO THE I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT, AND ESTABLISHING A SPECIAL USE FOR A TOWING AND IMPOUND LOT, WITH WAIVERS, FOR THE PROPERTY LOCATED AT 2400-2406 W. MALONE AND 2401-2407 W STARR (18-18-254-009 TO -012, AND 18-18-254-020 TO -022), PEORIA, IL (DISTRICT 1).

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family Residential) District and CN (Neighborhood Commercial) District; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Article 2.8 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on July 2, 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 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 rezoning 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. Appendix C, the Land Development Code of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to a Class I-1 (Industrial/Business Park) District, instead of Class R-4 (Single Family Residential) District and CN (Neighborhood Commercial) District; and a Special Use for a towing and impound lot, is hereby granted for following described property:

Lots 1-5, the east 8' of Lot 6, and Lots 34-38 all being in Block 4 of Martin & Bunns Addition, being part of the Northeast Quarter of Section 18, Township 8 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, Peoria County, Illinois.

The Special Use is granted, per the attached site plan with the following conditions:

Conditions

1. Pave all parking areas

2. Locate office onsite, to existing 400 square building (former gas station), on the northwest corner of Starr and Stanley.
3. Completely screen entire lot as per Ordinance requirements.
4. Complete and maintain front yard landscaping on the southwest corner of Malone and Stanley.
5. Lot must continuously meet definition of towing and impound lot in the City of Peoria Code and City of Peoria Land Development Code.

Section 4. All provisions of Appendix C, the Land Development Code, of the City of Peoria, and the District Map made a part of said Ordinance, shall extend to said above-described premises as herein reclassified, rezoned; and approved for a special use.

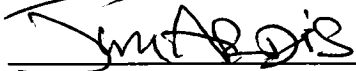
Section 5. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class I-1 (Industrial/Business Park) District shall apply to the above-described premises.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

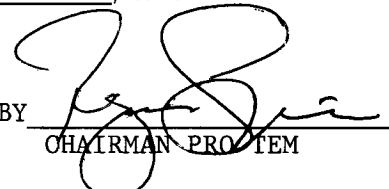
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

28th DAY OF July, 2015.

APPROVED:

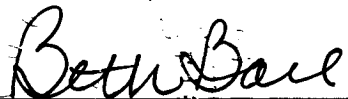


Mayor

BY 


CHAIRMAN PRO TEM

ATTEST:

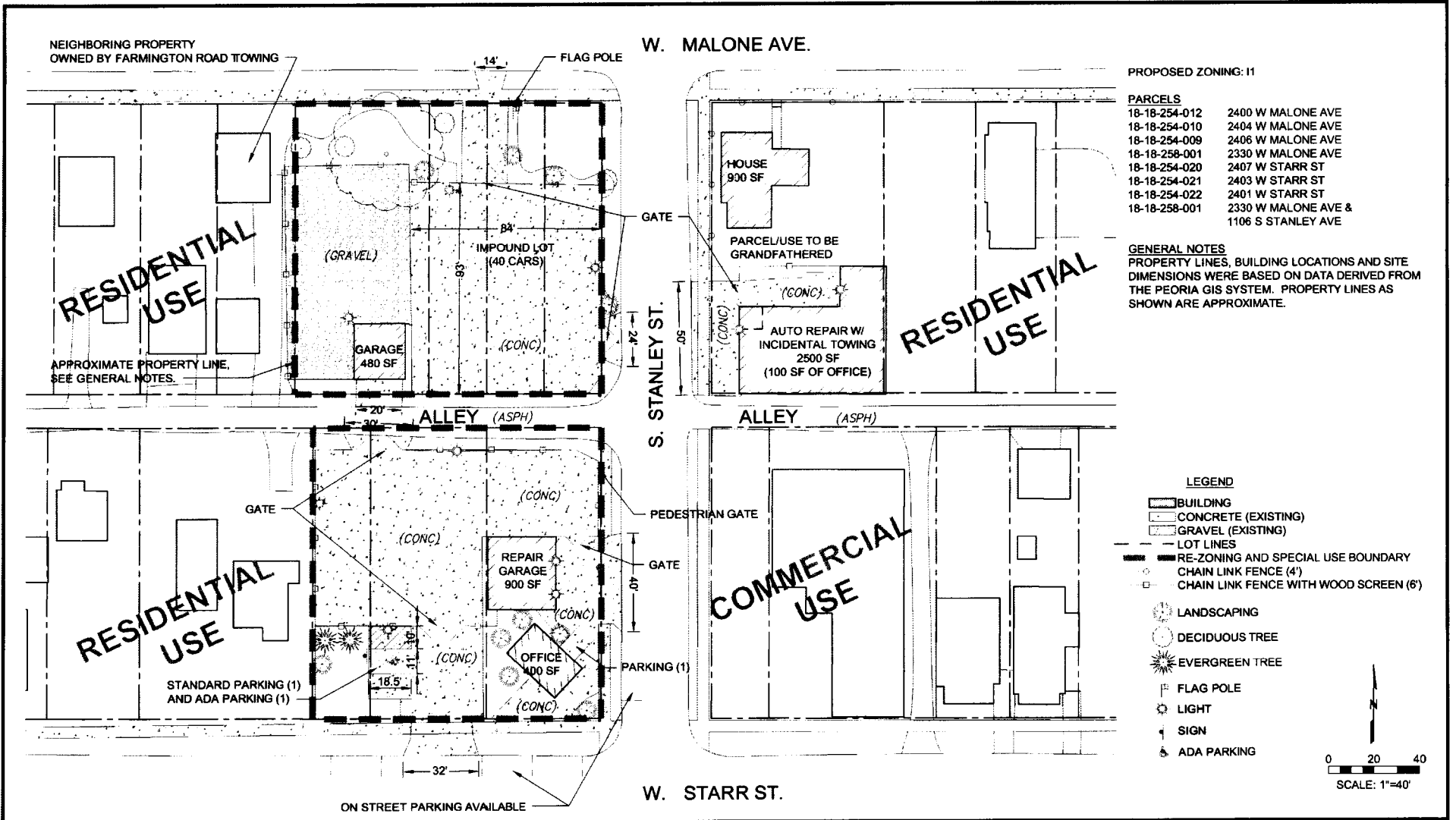


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



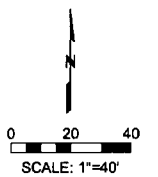
PROPOSED ZONING: I1

PARCELS

18-18-254-012	2400 W MALONE AVE
18-18-254-010	2404 W MALONE AVE
18-18-254-009	2406 W MALONE AVE
18-18-258-001	2330 W MALONE AVE
18-18-254-020	2407 W STARR ST
18-18-254-021	2403 W STARR ST
18-18-254-022	2401 W STARR ST
18-18-258-001	2330 W MALONE AVE & 1106 S STANLEY AVE

GENERAL NOTES
 PROPERTY LINES, BUILDING LOCATIONS AND SITE DIMENSIONS WERE BASED ON DATA DERIVED FROM THE PEORIA GIS SYSTEM. PROPERTY LINES AS SHOWN ARE APPROXIMATE.

- LEGEND**
- BUILDING
 - CONCRETE (EXISTING)
 - GRAVEL (EXISTING)
 - LOT LINES
 - RE-ZONING AND SPECIAL USE BOUNDARY
 - CHAIN LINK FENCE (4')
 - CHAIN LINK FENCE WITH WOOD SCREEN (6')
 - LANDSCAPING
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - FLAG POLE
 - LIGHT
 - SIGN
 - ADA PARKING



Farnsworth GROUP
 7707 N. KNOXVILLE AVE, SUITE 100
 PEORIA, ILLINOIS 61614
 (309) 689-9888 / info@f-w.com

FARMINGTON ROAD TOWING
 1107 S STANLEY ST, PEORIA
 SITE PLAN

Project No: 0150350-00
 Book No: N/A
 Drawn by: CER
 Reviewed: LMT
 Date: 3/13/2015

REVISED: 6/4/2015

1