

ORDINANCE NO. 17,743

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR CONTRACTOR STORAGE (INDOOR/OUTDOOR), FOR THE PROPERTY LOCATED AT 7327 N. GALENA RD (PART OF PARCEL IDENTIFICATION NO. 14-10-176-020).

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use for Contractor Storage (Indoor/Outdoor) 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 November 7, 2019, 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 an amendment to an existing Special Use for Contractor Storage (Indoor/Outdoor) for the following described property:

A PART OF LOTS 3, 4, 5 AND 6 IN, GALENA PARK SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF 10, TOWNSHIP-9-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE 29 (COMMONLY KNOWN AS GALENA ROAD) AND THE SOUTH LINE OF SAID LOT 3, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 176.80 FEET; THENCE NORTH 23 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 99.35 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.70 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.14 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,829.65 FEET AND AN ARC LENGTH OF 230.29 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 04 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 230.28, TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 231.30 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE IN A SOUTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,799.65 FEET AND AN ARC LENGTH OF 415.62 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 11 MINUTES 49 SECONDS EAST AND A CHORD LENGTH OF 415.53 FEET, TO THE POINT OF BEGINNING.

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

1. Outdoor storage must be screened with 100% opaque screen from view of the public right-of-way. The fence, as shown on the site plan shall run parallel to the right-of-way and include an extension perpendicular to the right-of-way. Said fence must be installed prior to having outdoor storage.
2. Outdoor storage shall be at least 15 feet from the public right of way, 20 feet from side property lines, and 20 feet from the rear boundary of the class C-2 zoning district.
3. All front yard landscaping must be maintained or replaced.
4. Allow administrative review for the construction of one 6,000 sq. ft. addition or accessory storage structure. Construction must begin within five years of the date of approval of the special use. Said structure must be generally in the location shown on the site plan and must comply with all setbacks, yards, build-to requirements of the UDC.
5. Re-stripe all parking spaces, prior to occupancy. Provide at a minimum one accessible parking space per 25 parking spaces.
6. Repair or replace existing dumpster enclosure, prior to occupancy.
7. All three obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs, prior to occupancy.
8. Submit photometric plan for all exterior lighting, prior to occupancy.
9. Ensure all necessary permits including trades permits are obtained prior to work commencing. Any Mechanical, Electrical and Plumbing work must be completed by a licensed & registered contractor.
10. Add a fence/screen along the south property line.
11. Waiver to permit 8 ft tall fence in the front yard in a commercial district. Fence provides required screening of the outdoor storage area.
12. Waiver to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements. Alternative compliance for TBY is met based on hillside and established growth.

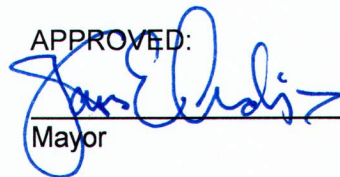
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

14TH DAY JANUARY, 2020.

APPROVED:



Mayor

ATTEST:

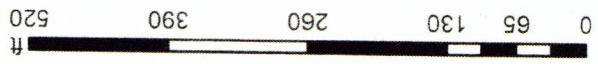
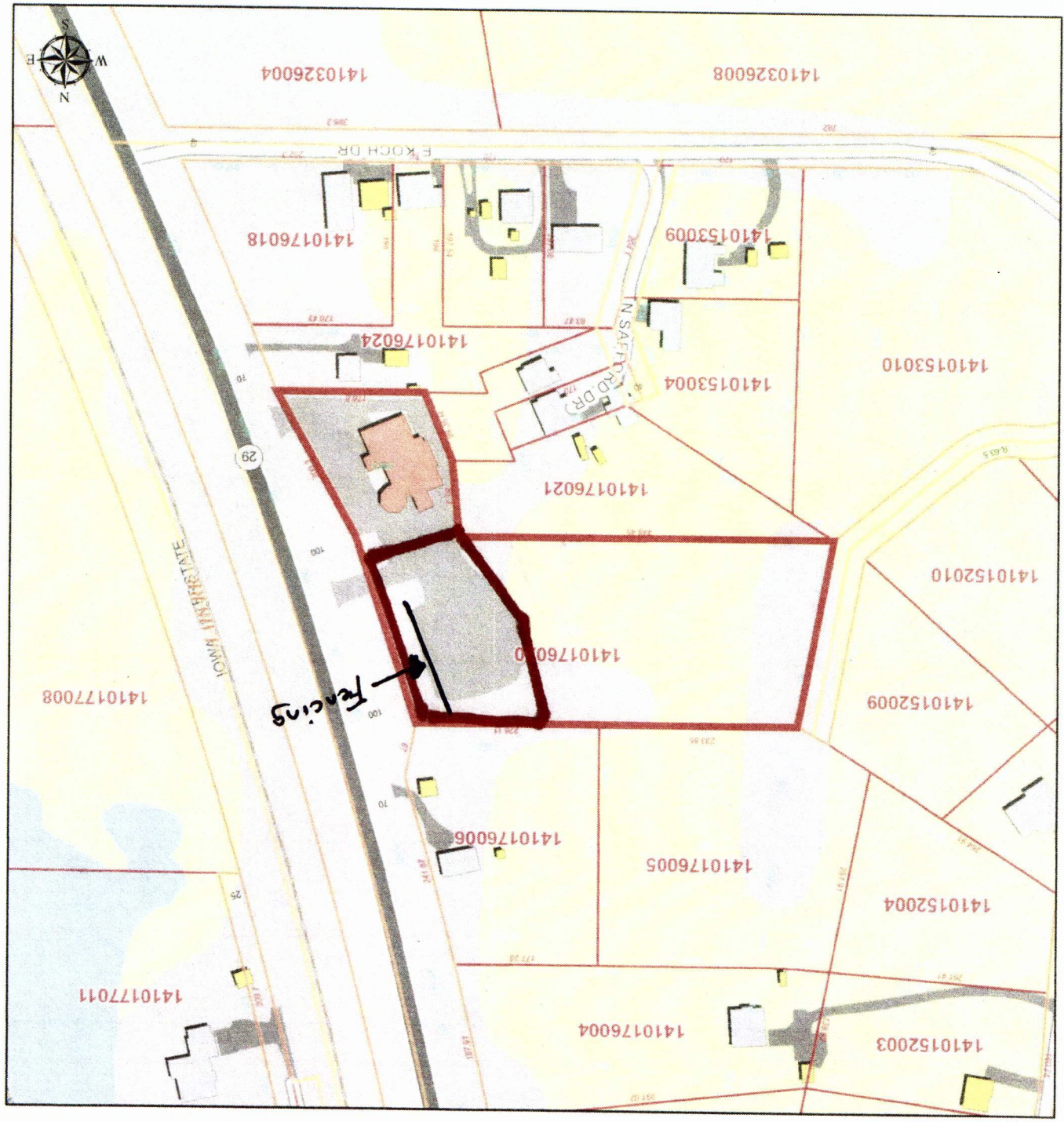


City Clerk

EXAMINED AND APPROVED:

Chrissie L. Peterson
Corporation Counsel

Peoria County, IL

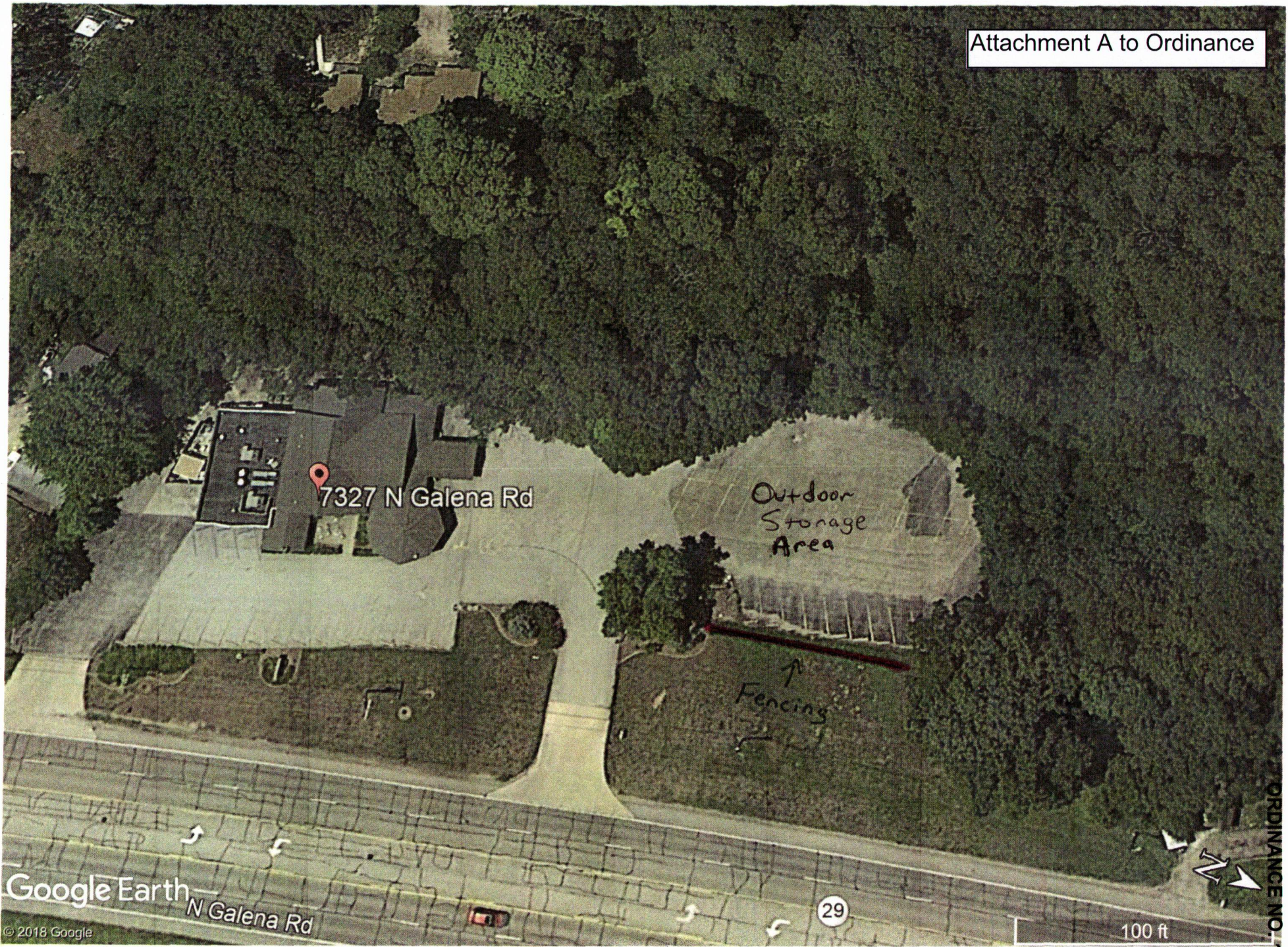


1 inch = 167 feet

Peoria County IL HERE USGS



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Site Plan



Future Improvement Options

An addition to the existing structure or a separate storage building. Either option would provide an additional 6,000sf of enclosed storage.

