

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR AUTO SALES AND REPAIR, FOR THE PROPERTY LOCATED AT 3038 W STARR STREET, (PARCEL IDENTIFICATION NO. 18-18-301-024), PEORIA IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Auto Sales and Repair 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 6, 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 Auto Sales and Repair is hereby approved for the following described property:

A PART OF LOT 42 IN STARR STREET GARDENS, ALSO BEING A PART OF THE SOUTHWEST OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY:

COMMENCING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 42; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 42, A DISTANCE OF 50.17 FEET TO AN IRON ROD AT THE POINT OF BEGINNING, THENCE CONTINUING NORTH ALONG SAID WEST LINE, A DISTANCE OF 46.83 FEET TO AN IRON ROD; THENCE ALONG THE NORTH LINE OF LOT 42 ON A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND WHOSE LONG CHORD BEARS NORTH 69 DEGREES 39 MINUTES 23 SECONDS EAST FOR AN ARC LENGTH OF 86.93 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 0 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 76.87 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 80.11 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF LARAMIE STREET ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED TRACT; SUBJECT ALSO TO THE RIGHT OF WAY OF STARR STREET ALONG THE NORTHERLY SIDE OF THE ABOVE DESCRIBED TRACT; SUBJECT ALSO TO ANY OTHER EASEMENTS, COVENANTS, AND/OR AGREEMENTS OF RECORD; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Parcel Identification No. 18-18-301-024

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

- 1) Stripe the parking lot for the handicap accessible space with overall dimensions of 16 ft in width and 18.5 ft in length. Handicap space may be striped with an 11 ft parking area and a 5 ft aisle, or alternatively, with an 8 ft parking area and 8 ft aisle.
- 2) Install the R 7/8 and \$350 fine identification signs for the handicap parking.
- 3) Provide for one bicycle parking space.
- 4) Replace deteriorated and non-ADA compliant sidewalks and curbs along property frontage.
- 5) Two-way driveways must be a minimum of 24 feet in width or if less than 24 feet, be signed for one-way use.
- 6) If a garbage dumpster is located on site it must be placed in a four-sided, six to seven foot tall solid enclosure with a gate for access.
- 7) Waiver of landscaping requirements due to existing site conditions.
Waiver of building siting and elements dues to existing building conditions.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-N (Neighborhood 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