

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR AN EXPANSION OF A NON-CONFORMING BUILDING FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS 14-05-151-003 AND 14-05-151-002, WITH ADDRESSES OF 1804 AND 1812 W CHANUTE ROAD, PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class I-1 (Industrial/Business Park) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Expansion of a Non-Conforming Building under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on July 3, 2014, 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.

WHEREAS, said Planning & 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 an Expansion of a Non-Conforming Building for a 5,700 sq. ft. building addition is hereby approved for the following described property:

The East 100 Hundred (100) feet of the West Four Hundred Thirty (430) feet of Lot Forty-five (45) in PIONEER INDUSTRIAL PARK SECTION FOUR, a Subdivision of part of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, situated in Peoria County, Illinois. P.I.N.: 14-05-151-003
Commonly known as: 1804 W. Chanute Road, Peoria, IL 61615

The West 120 feet of the East 300 feet of Lot 45 in Pioneer Industrial park Section Four, a Subdivision of a part of the Northwest quarter of Section 5, Township 9 North, Range 8 East of the Fourth Principal Meridian; situated in the County of Peoria, in the State of Illinois.
P.I.N.: 14-05-151-002
Commonly known as: 1812 W. Chanute Road, Peoria, IL 61615

Said Ordinance is hereby amended per the submitted Site Plan (Attachment A), Elevation Drawing (Attachment B) and with the following conditions and waivers:

- 1) All rooftop and ground level mechanical equipment must be screened from street view.
- 2) All garbage dumpsters must be placed in a four sided, six to seven foot tall, solid enclosure with a gate for access.
- 3) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.

- 4) Relocate the existing sign to meet the required front setback of 12.5 feet.
- 5) Waiver to reduce the required rear yard setback from 20 feet to 5 feet.
- 6) Waiver to reduce the required side yard setback from 20 feet to 10 feet along the east property line.
- 7) Waiver to reduce the required number of parking spaces from 26 to 17.
- 8) Waiver to allow for four (4) parking spaces with a setback of 25 feet to encroach into the front yard.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class I-1 (Industrial/Business Park) District shall remain applicable to the above-described premises, with exception to the amendment 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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:
