

AN ORDINANCE APPROVING A SPECIAL USE WITH WAIVERS, for the property located at 2203 SW Jefferson Street (Parcel Identification No. 18-17-180-001), Peoria, Illinois (Council District 1)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is zoned in a Class CN (Neighborhood Commercial) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a special use with a waiver per Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on January 5, 2017, 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 Special Use and Waivers 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 is hereby granted as per the site plan and elevations, with waiver and conditions, for following described property:

MCREYNOLDS & SPURCKS ADD NW 1/4 SEC 17-8-8E LOTS 1 THRU 6 BLK D (95-02690)

With respect to the Special Use, said Ordinance is hereby approved with the following waiver and conditions:

Waiver

1. Allow existing conditions related to setback.

Conditions

1. Screen mechanicals.
2. Reduce existing curb cuts as proposed. Removed driveway aprons must be replaced with full-height curb and the disturbed area vegetated.
3. Reclaim grass in parkway.
4. Improve parking lot surface and striping.
5. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
6. New parking configuration shall not impede fire apparatus from entering on the driveways.
7. Parking on Tyng must adhere to the City's traffic engineering requirements.
8. All applicable permits must be obtained.

Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class CN (Neighborhood Commerical) 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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel