

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS WH (WAREHOUSE) FORM DISTRICT FOR A WAIVER OF WALL SIGN PLACEMENT, FOR THE PROPERTIES LOCATED AT 1000 SW ADAMS STREET (PARCEL INDEX NOS. 18-09-356-012 AND 18-09-356-006), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class WH (Warehouse Form) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a waiver of wall sign lettering size and placement under the provisions of 2.6.1.A.3. of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on June 4, 2020, 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 a waiver of wall sign placement is hereby approved for the following described property:

DARST'S ADD SW ¼ SEC 9-8N-8E BEG SW COR LOT 7; TH NW 160° NE 24' SE 57.01' NE 42' SE 133' SW 66' NW 30' TO POB PT LOTS 5-6 & ALL LOT 7; ALSO PT VAC MAY ST; and

DARST ADDN SW ¼ SEC 9-8-8E LOTS 4 THRU 6 & THE SW ½ LOT 3 & (EX THE SELY 103' LOTS 55 & 6)

Said Ordinance is hereby approved per the submitted Elevation Drawings (Attached) and the following waiver and condition:

Waiver:

Waiver of UDC Section 6.6.8.E.1.a. to allow wall signage beyond the areas between the second story floor line and the first floor ceiling, within a horizontal band, higher than 18 feet above the adjacent sidewalk.

Condition:

A general right-of-way use permit will be required for work required in the right-of-way (sidewalk and street).

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class WH (Warehouse Form) District shall remain applicable to the above-described premises, with exception to 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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel