

ORDINANCE 2014 - 1412

AN ORDINANCE AMENDING SECTION 11.B-1, CENTRAL BUSINESS DISTRICT, SECTION 11.3, SPECIAL USES; SECTION 12.B-2, GENERAL RETAIL BUSINESS DISTRICT, SECTION 12.3, SPECIAL USES; SECTION 13.B-3, SERVICE BUSINESS DISTRICT, SECTION 13.3, SPECIAL USES; and SECTION 13-A.B-4, LOW IMPACT INDUSTRIAL DISTRICT, SECTION 13-A.3, SPECIAL USES, OF THE PEORIA HEIGHTS 1970 ZONING ORDINANCE, AS AMENDED

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, ILLINOIS, A MUNICIPAL CORPORATION,

SECTION ONE: Section 11.B-1 Central Business District, Section 11.3 Special Uses, of the Peoria Heights 1970 Zoning Ordinance, as amended, by adding 11.3(A), as follows:

Section 11.3, Special Uses: The following uses may be allowed by Special Use Permit upon application to the Planning Commission and final approval by the Board of Trustees:

- 11.3 (A) Procedures for Application for Special Uses. Any application for a special use shall follow the procedures of the Planning Commission relative to special uses and site plans set out in Section 7(a), *Initiation of Special Use* and (b) *Application for Special Use* and the procedures set forth in Paragraphs (c) *Hearing on Application for Special Use*, (d) *Notice of Requirement for Public Hearing for Special Use*, (e) *Planning Commission Findings*, (f) *Standards for a Special Use Hearing*, (g) *Condition and Guarantees*, (h) *Granting of A Special Use Permit*, (i) *Objections to the Recommendations of the Planning Commission*, (j) *Revocation of Special Use Permit*, (k) *Effect of Denial of A Special Use*, and (l) *Granting Approval of the Site Plan*. That these provisions, as set forth in this paragraph, of Section 6 of Ordinance 2014-1414 are incorporated herein by reference and shall be applicable to and complied with by any applicant for a special use under this Section.

All other provisions of Section 11.3 shall remain in full force and effect.

SECTION TWO: Section 12.B-2, General Retail Business District, Section 12.3 Special Uses, of the Peoria Heights 1970 Zoning Ordinance, as amended, is amended by adding 12.3(A), as follows:

Section 12.3, Special Uses. The following uses may be allowed by Special Use Permit upon application to the Planning Commission and final approval by the Board of Trustees.

- 12.3A Procedures for Application for Special Uses. Any application for a special use shall follow the procedures of the Planning Commission relative to special uses and site plans set out in Section 7(a), *Initiation of Special Use* and (b) *Application for Special Use* and the procedures set forth in Paragraphs (c) *Hearing on Application for Special Use*, (d) *Notice of Requirement for Public Hearing for Special Use*, (e) *Planning Commission Findings*, (f) *Standards for a Special Use Hearing*, (g) *Condition and Guarantees*, (h) *Granting of A Special Use Permit*, (i) *Objections to the Recommendations of the Planning Commission*, (j) *Revocation of Special Use Permit*, (k) *Effect of Denial of A Special Use*, and (l) *Granting Approval of the Site Plan*. That these provisions, as set forth in this paragraph, of Section 6 of Ordinance 2014-1414 are incorporated herein by reference and shall be applicable to and complied with by any applicant for a special use under this Section.

All other provisions of Section 12.3 shall remain in full force and effect.

SECTION THREE: Section 13.B-3, Service Business District, Section 13.3 Special Uses, of the Peoria Heights 1970 Zoning Ordinance, as amended, is amended by adding 13.3(A), as follows:

Section 13.3, Special Uses. The following uses may be allowed by Special Use Permit upon application to the Planning Commission and final approval by the Board of Trustees.

13.3A Procedures for Application for Special Uses. Any application for a special use shall follow the procedures of the Planning Commission relative to special uses and site plans set out in Section 7(a), *Initiation of Special Use* and (b) *Application for Special Use* and the procedures set forth in Paragraphs (c) *Hearing on Application for Special Use*, (d) *Notice of Requirement for Public Hearing for Special Use*, (e) *Planning Commission Findings*, (f) *Standards for a Special Use Hearing*, (g) *Condition and Guarantees*, (h) *Granting of A Special Use Permit*, (i) *Objections to the Recommendations of the Planning Commission*, (j) *Revocation of Special Use Permit*, (k) *Effect of Denial of A Special Use*, and (l) *Granting Approval of the Site Plan*. That these provisions, as set forth in this paragraph, of Section 6 of Ordinance 2014-1414 are incorporated herein by reference and shall be applicable to and complied with by any applicant for a special use under this Section.

All other provisions of Section 13.3 shall remain in full force and effect.

SECTION FOUR: Section 13-A, B-4, Low Impact District, Section 13-A.3 Special Uses, of the Peoria Heights 1970 Zoning Ordinance, as amended, is amended by adding 13-A.3(A), as follows:

Section 13-A.3 Special Uses. The following uses may be allowed by Special Use Permit upon application to the Planning Commission and final approval by the Board of Trustees.

13-A.3(A) Procedures for Application for Special Uses. Any application for a special use shall follow the procedures of the Planning Commission relative to special uses and site plans set out in Section 7(a), *Initiation of Special Use* and (b) *Application for Special Use* and the procedures set forth in Paragraphs (c) *Hearing on Application for Special Use*, (d) *Notice of Requirement for Public Hearing for Special Use*, (e) *Planning Commission Findings*, (f) *Standards for a Special Use Hearing*, (g) *Condition and Guarantees*, (h) *Granting of A Special Use Permit*, (i) *Objections to the Recommendations of the Planning Commission*, (j) *Revocation of Special Use Permit*, (k) *Effect of Denial of A Special Use*, and (l) *Granting Approval of the Site Plan*. That these provisions, as set forth in this paragraph, of Section 6 of Ordinance 2014-1414 are incorporated herein by reference and shall be applicable to and complied with by any applicant for a special use under this Section.

All other provisions of Section 13-A.3 shall remain in full force and effect.

SECTION FIVE: All Ordinances and Sections of Ordinances in conflict with this Ordinance are hereby repealed.


SECTION SIX: This Ordinance shall be in effect from and after its passage, approval and publication as required by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, ILLINOIS THIS 16th DAY OF September, 2014.

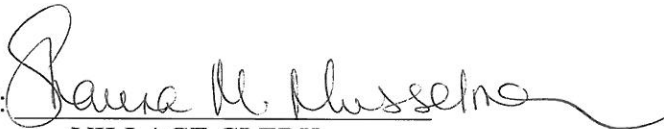
AYES 4

NAYS 0

1 abstain


MARK ALLEN, Village President

SEAL:

ATTEST: 
VILLAGE CLERK

o:\tvt\poh\ordinances\2014 - ordinance amending Sect 11, 12 & 13 of zoning (special use application procedure) 8-21-14