

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS O-1 (ARTERIAL OFFICE) DISTRICT TO A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND APPROVING A SPECIAL USE FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 13-02-103-001 AND LOCATED NEAR THE NORTHWEST CORNER OF WOODSAGE ROAD AND IL ROUTE 91, PEORIA, IL.

WHEREAS, the property herein described is now zoned Class O-1 (Arterial Office) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, and

WHEREAS, said Planning & Zoning Commission has been petitioned to grant a Special Use for an Assisted Living Facility under the provisions of Section 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on October 1, 2015, 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 & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning and 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 Appendix B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to Class R-3 (Single Family Residential) District instead of Class O-1 (Arterial Office) District and that a Special Use is hereby granted for an Assisted Living Facility the following described property:

Legal Description

Lot 3B of Wood Sage Office Park Final Plat, Part of the Northwest ¼ of Section 2, Township 9 North, Range 7 East, of the Fourth Principal Meridian, lying in the City of Peoria, Peoria County, IL

PIN: 13-02-103-001

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

- 1) All rooftop, wall mounted, and ground level mechanical equipment must be screened from street view and residentially zoned districts.
- 2) All proposed refuse disposal areas must be screened on four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet, including a gate 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) A Landscape Plan must be submitted for review prior to issuance of a zoning certificate to ensure compliance with the Zoning Ordinance.
- 5) Proposed sign must be constructed of materials of brick and stone, which is consistent with other signs in the immediate area.
- 6) Waiver to increase the size of the freestanding sign from 20 sq. ft. to 40 sq. ft.
- 7) Waiver to reduce the rear yard setback from 25 feet to 20 feet.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

Section 3. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to the Official Development Plan herein permitted.

Section 4. 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel