

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY, WITH A WAIVER, FOR THE PROPERTY LOCATED AT 1328 W CIRCLE (PARCEL IDENTIFICATION NO. 14-32-132-005), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-4 (Single Family Residential) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria, and

WHEREAS said Planning & Zoning Commission held a public hearing on May 3, 2018, 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 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 an Assisted Living Facility is hereby approved for the following described property:

LOT 75 IN SUNSET HILLS, A RESUBDIVISION OF PART OF ACRE VIEW IN THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 2, 1926 IN PLAT BOOK “M”, AGE 52, IN PEORIA COUNTY, ILLINOIS.

Said Ordinance is hereby approved with the following waiver and conditions:

Waiver to allow one off-street parking space.

Conditions

1. Allow a total of 5 occupants (which is four residents, plus one staff resident).
2. A maximum of two vehicles are permitted for the household, at the property.
3. One on-site staff member is required, and must remain at the site at any time a resident is present.
4. Smoke detectors need to be interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms.
5. A licensed electrician must verify all electrical work that has been done since the new owner took possession. This work will need to be permitted.
6. Applicable permits are required.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Single Family Residential) 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 OF _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel