

ORDINANCE NO. 17,424

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NUMBER 17,081, AS AMENDED, FOR ASSISTED LIVING FOR ASSISTED LIVING, WITH THE CONSTRUCTION OF A NEW BUILDING, IN A CLASS R-3 AND A CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICTS, FOR THE PROPERTY LOCATED AT 6414 N MOUNT HAWLEY ROAD (PARCEL IDENTIFICATION NUMBERS 14-16-129-014 & 14-16-177-001), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District and R-1 (Single-Family Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.9.3 of Appendix A, the Unified Development Code, of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on November 3, 2016, 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.

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use is hereby granted to allow the use of Assisted Living, with waivers, for the following described property:

LEGAL DESCRIPTION:

Lots 97, 98, 99, and 100 in High Point Section 11, a Subdivision of part of the South half of Section 9 and the North Half of Section 16 Township 9 North, Range 8 East of the Fourth Principal Meridian, subject to restrictions, reservations and easements of record. ALSO, Lot 6 (now vacated) of the Re-subdivision of Ridge Lane Subdivision, a subdivision of all of Lot 1 Giles Subdivision of part of the South half of the Northwest quarter of Section 16, Township 9, North Range 8 East of the Fourth Principal Meridian; situate, lying and being in the County of Peoria and State of Illinois.

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PINS: 14-16-129-014 and 14-16-177-001

Said Ordinance is hereby amended per the submitted Site Plan and building elevations (Exhibit A) with the following conditions and waivers:

1. A waiver to allow the parking lot within the required 25 foot front yard, at a setback of 12 feet from the front property line.
2. A waiver to allow the neighbors existing dog kennel, which encroaches on this property, within the required TBY, to remain.
3. Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.
4. Any paving or resurfacing of the parking lot shall be completed by a contractor who is licensed and bonded with the City of Peoria. Parking lot permits are no longer required.
5. Verify with Public Works that no portion of the parking lot is draining across the public right of way.
6. A fee for over parking, in the amount of \$1,000 is required.
7. Accessible parking spaces must 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
8. Exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. A photometric lighting plan is required prior to the issuance of a building permit.
9. Any existing or proposed rooftop or ground level mechanical equipment or utilities must be screened per Section 5-301 of the City Code.
10. All existing chain link fence located in the front yard (any portion in front of the building) must be removed as part of this approval.
11. Proposed signs require a separate building permit application. Any proposed signs must meet Unified Development Code requirements.
12. For the monument sign, no signage can be placed on the brick area that extends along one side of the sign face.
13. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
14. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District and R-1 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the amended 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

13th DAY OF December, 2016.


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APPROVED:



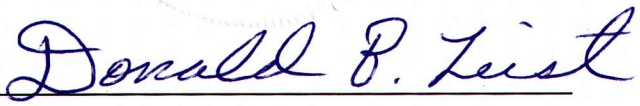
Mayor

ATTEST:

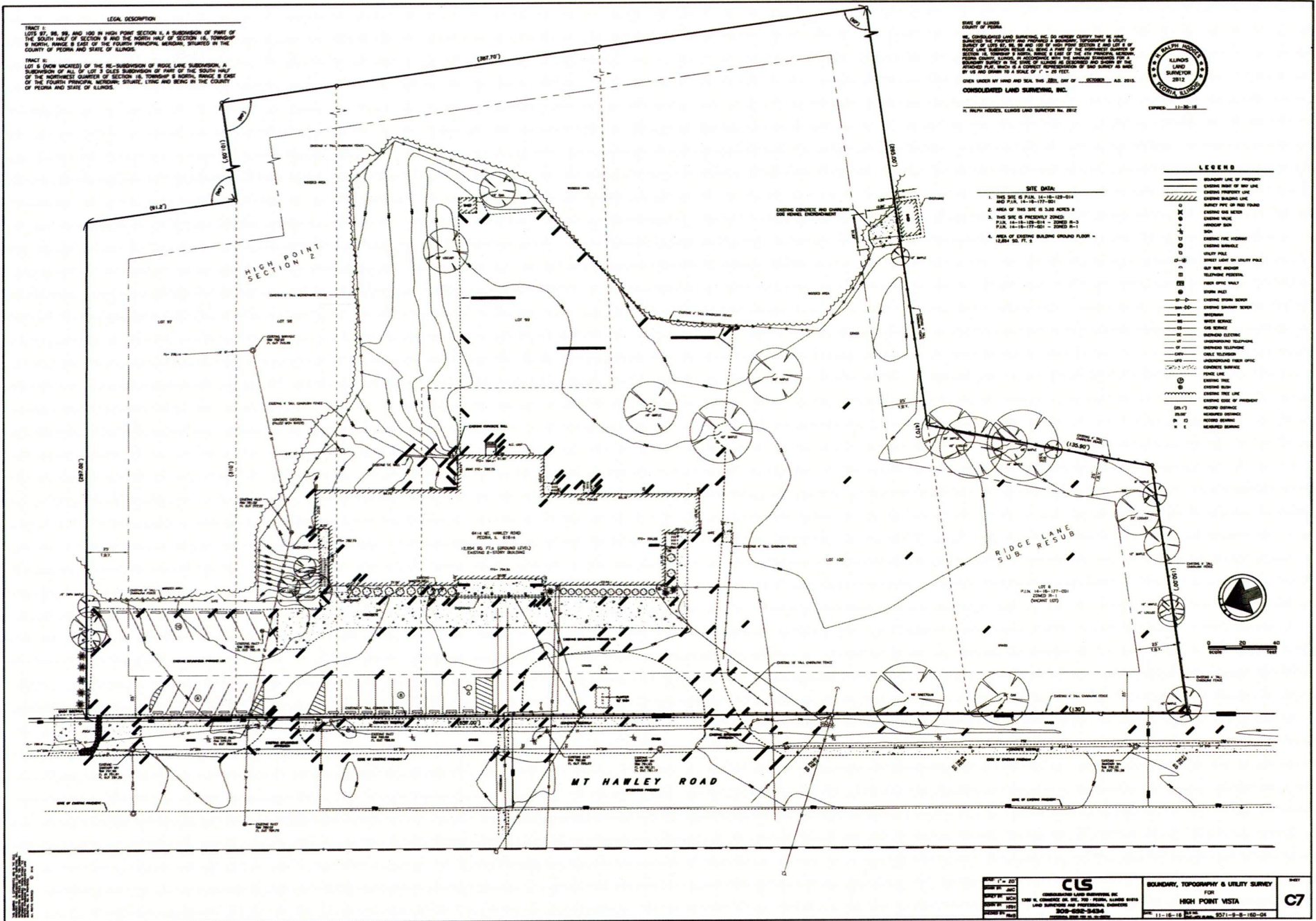


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



LEGAL DESCRIPTION

TRACT 1:
 LOTS 97, 98, 99, AND 100 IN HIGH POINT SECTION 1, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 9 AND THE NORTH HALF OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT 2:
 LOT 6 (NOW VACATED) OF THE RE-SUBDIVISION OF RIDGE LAKE SUBDIVISION, A SUBDIVISION OF ALL OF LOT 3 CLEAR SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

STATE OF ILLINOIS
 COUNTY OF PEORIA

WE, CONSOLIDATED LAND SURVEYING, INC. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE PROCEEDINGS AND PROVIDED A SUBDIVISION TOPOGRAPHY & UTILITY SURVEY OF LOTS 97, 98, 99, AND 100 OF HIGH POINT SECTION 1 AND LOT 6 OF RIDGE LAKE SUBDIVISION, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS, AND THAT THE SAME ARE ACCURATE AND CORRECT AS SHOWN AND SHOWN BY THE ATTACHED PLANS, WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE BY US AND GIVEN TO A SCALE OF 1" = 20 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF DECEMBER, A.D. 2014.

CONSOLIDATED LAND SURVEYING, INC.

R. WALPH HEDDEL, ILLINOIS LAND SURVEYOR No. 0812

EXP. DATE: 11-30-18



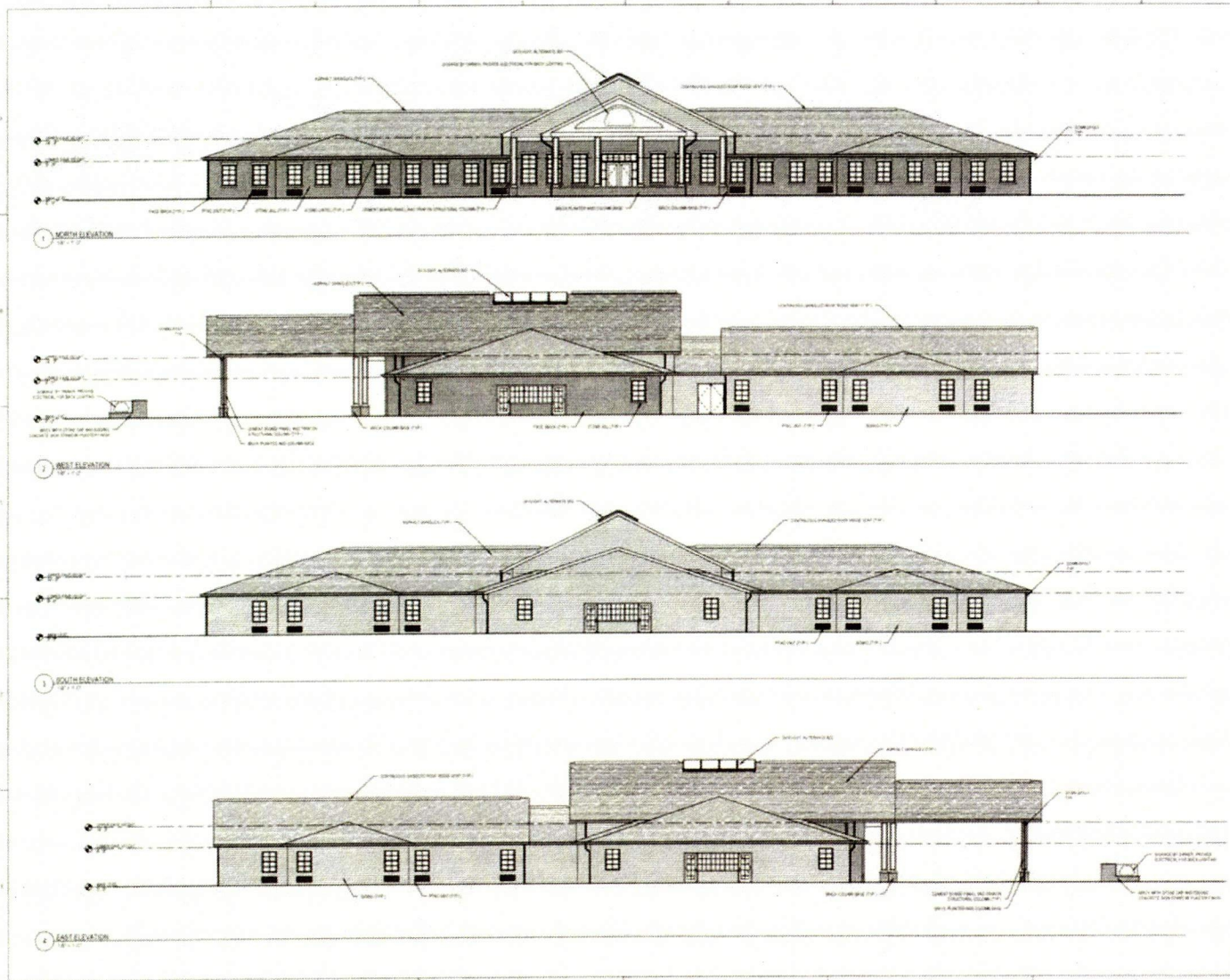
- SITE DATA:**
1. THIS SITE IS P.L.N. 14-16-129-014 AND P.L.N. 14-16-177-001
 2. AREA OF THIS SITE IS 3.62 ACRES ±
 3. THIS SITE IS PREVIOUSLY ZONED: P.L.N. 14-16-129-014 - ZONED R-1 P.L.N. 14-16-177-001 - ZONED R-1
 4. AREA OF EXISTING BUILDING GROUND FLOOR - 12,854 SQ. FT. ±

LEGEND

--- (dashed line)	BOUNDARY LINE OF PRESENT
--- (solid line)	EXISTING RIGHT OF WAY LINE
--- (dotted line)	EXISTING PROPERTY LINE
--- (dash-dot line)	EXISTING EASEMENT LINE
○ (circle with dot)	BURIED PIPE OR FIBER FIBER
○ (circle with cross)	EXISTING WIRE WITH
○ (circle with horizontal lines)	EXISTING VALVE
○ (circle with vertical lines)	WINDMILL SIGN
○ (circle with diagonal lines)	BOX
○ (circle with 'X')	EXISTING FIRE HYDRANT
○ (circle with 'H')	EXISTING HYDRANT
○ (circle with 'U')	UTILITY POLE
○ (circle with 'S')	STREET LIGHT ON UTILITY POLE
○ (circle with 'M')	MET SIGN HYDRANT
○ (circle with 'T')	TELEPHONE PERSOVAL
○ (circle with 'F')	FIBER OPTIC WALK
○ (circle with 'B')	BOX POLE
○ (circle with 'E')	EXISTING EARTH SIGN
○ (circle with 'S')	EXISTING SANITARY SIGN
○ (circle with 'W')	WINDMILL
○ (circle with 'E')	WATER SERVICE
○ (circle with 'G')	GIS SERVICE
○ (circle with 'E')	EXISTING ELECTRIC
○ (circle with 'T')	UNDERGROUND TELEPHONE
○ (circle with 'T')	UNDERGROUND TELEPHONE
○ (circle with 'T')	UNDERGROUND FIBER OPTIC
○ (circle with 'S')	EXISTING SERVICE
○ (circle with 'T')	EXISTING TREE
○ (circle with 'T')	EXISTING SIGN
○ (circle with 'T')	EXISTING TREE LINE
○ (circle with 'T')	EXISTING SIDE OF PRESENT
○ (circle with 'T')	EXISTING SIGNAGE
○ (circle with 'T')	REAR SIGNAGE
○ (circle with 'T')	REAR SIGNAGE

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<p>DATE: 11-20-14 SHEET: 1 OF 2 DRAWN BY: MCH CHECKED BY: JPH PROJECT NO: 1004 PROJECT BY: RCH</p>	<p>CLS CONSOLIDATED LAND SURVEYING, INC. 1305 N. COMMERCE ST. SUITE 200 PEORIA, ILLINOIS 61604 LAND SURVEYING AND PROFESSIONAL ENGINEERS BORN: 1982-08-28</p>	<p>BOUNDARY, TOPOGRAPHY & UTILITY SURVEY FOR HIGH POINT VISTA 11-16-18 10:00 AM 927-S-S-180-04</p>	<p>SHEET C7</p>
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DEWICKA KEMPER ARCHITECTS
100 HANCOCK STREET
PROVIDENCE, RI 02909

**HIGH POINT VISTA MEMORY
CARE FACILITY**

Peterson Health Care
6413 N. MT. HAWLEY RD., PEORIA, IL 61614
DKA PROJECT NO. 16-032

NOT SCALE

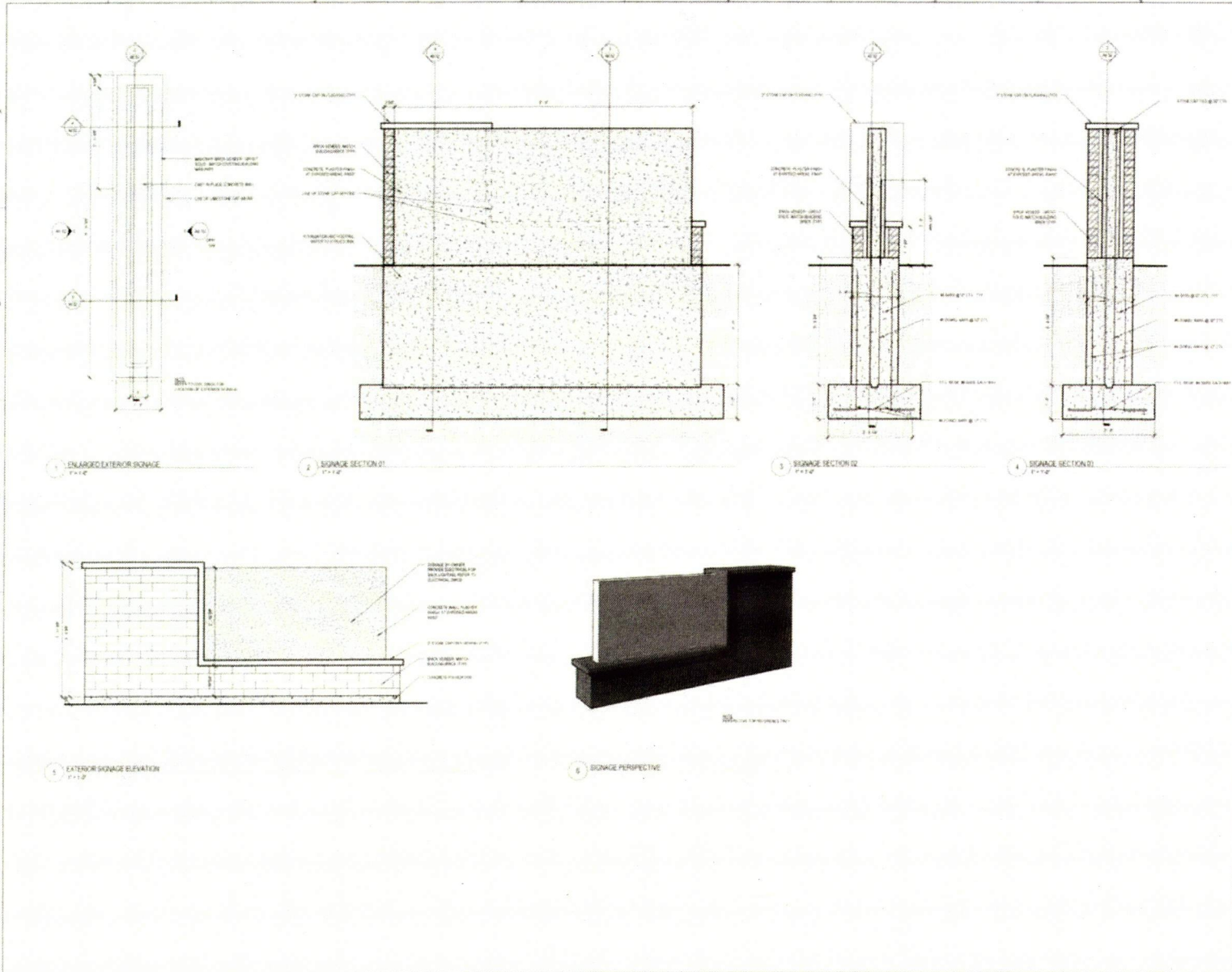
PROGRESS SET

NO.	DESCRIPTION	DATE

EXTERIOR
ELEVATIONS

SHEET NAME: **A4.01**

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ARCHITECT OF RECORD
 DENWICK AUSTIN & ASSOCIATES
 10 N HALSTED STREET, SUITE 800
 CHICAGO, IL 60607
 P: 312.942.9888

CONSULTING ENGINEER
 HANSON PROFESSIONAL SERVICES INC.
 1025 N. UNIVERSITY ST., SUITE 300
 PEORIA, IL 61614
 P: 309.681.1800

DATE
 CONSULTING ENGINEER
 1025 N. UNIVERSITY ST., SUITE 300
 PEORIA, ILLINOIS 61614
 P: 309.681.1800

**High Point Vista Memory Care Facility
 For Peterson Health Care**
 9413 N MT HAWLEY RD, PEORIA, IL 61614
 DKA PROJECT NO. 16 - 027

SET PLAN

SHEET STATUS: ISSUED FOR BID PACKAGE #3

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID	10/20/2023
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

SHEET TITLE
 EXTERIOR SIGNAGE
 PLAN, SECTION, &
 DETAILS

SHEET NUMBER

A6.52

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