

ORDINANCE 17,685

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 17,595 IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY, TO ADD TWO RESIDENTS, FOR THE PROPERTY LOCATED AT 1328 W CIRCLE ROAD (PARCEL IDENTIFICATION NO. 14-32-132-005), PEORIA IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to add two residents under the provisions of 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 2, 2019, 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 amendment to the 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 an amendment to the Special Use to add two residents 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, Page 52, in Peoria County, IL

PIN: 14-32-132-005

Said Ordinance is hereby approved per the submitted Site Plan Documents (Attachment A) and the following conditions and waiver:

- 1) Allow a total of 7 occupants (six 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) Waiver to allow one off-street parking space.

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

28th DAY May, 2019.

APPROVED: 

Mayor

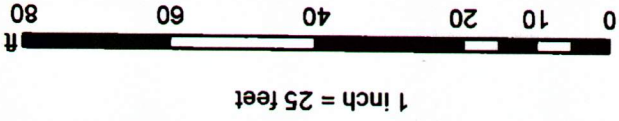
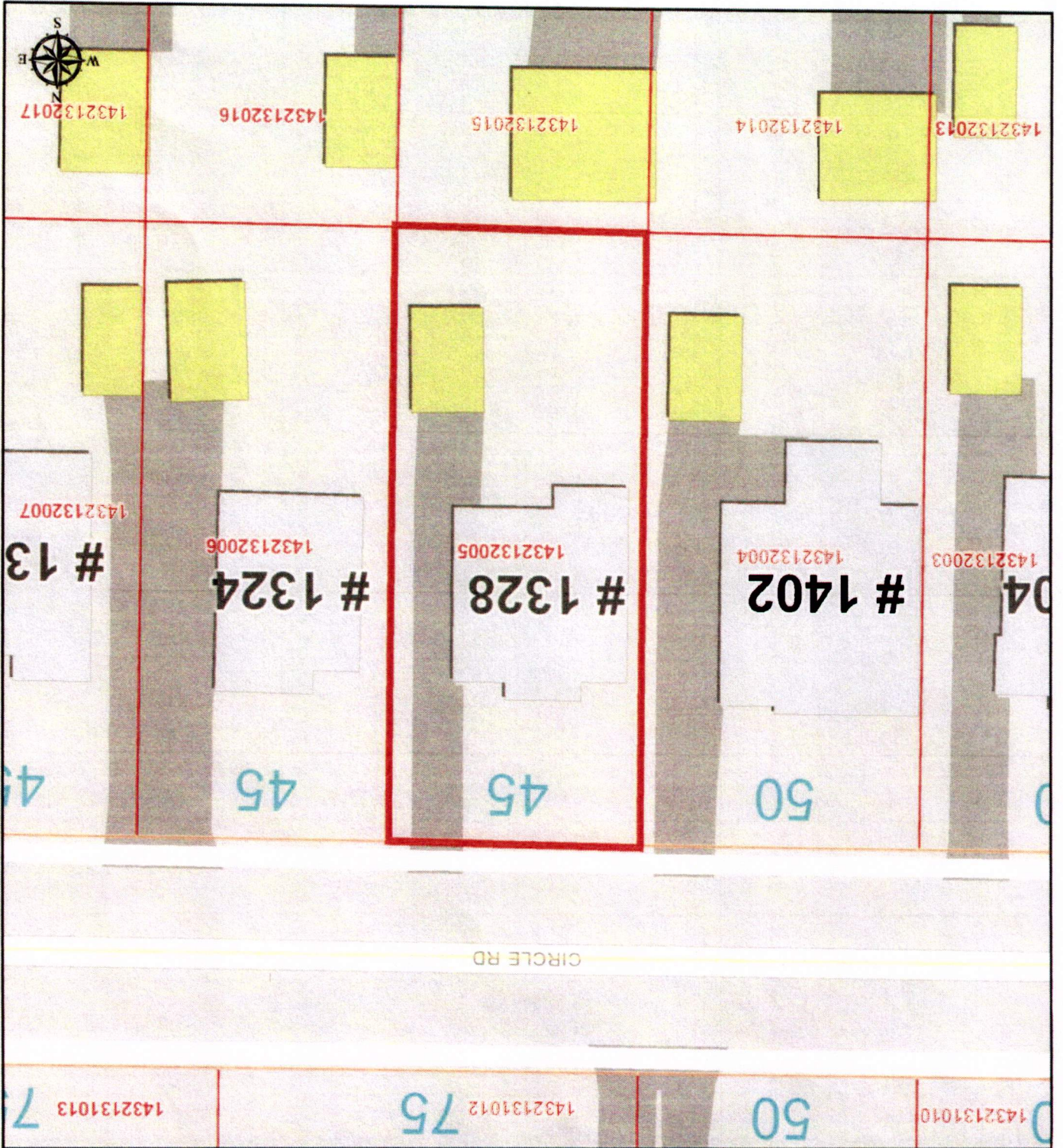
ATTEST: 

City Clerk

EXAMINED AND APPROVED: 

Corporation Counsel

1328 Circle Road



Peoria County, IL, HERE, USGS



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