

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS O-1 (ARTERIAL OFFICE) DISTRICT FOR A PRESCHOOL FOR THE PROPERTY LOCATED AT 3406 N ROCHELLE LANE (PARCEL IDENTIFICATION NO. 13-25-427-011), PEORIA, IL.**

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Convent 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 January 3, 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 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 a Preschool is hereby approved for the following described property:

A part of the East Half of Section 25, Township 9 North, Range 7 East of the Fourth Principal Meridian, situated in the City of Peoria, County of Peoria, and State of Illinois, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 25, Township and Range aforesaid, thence South 88 degrees 02 minutes West (bearing assumed for the purposed of description only) along the South line of the Northeast Quarter of the Southeast Quarter of Section 25, 710.00 feet; thence North 1 degree 58 minutes 00 seconds West, 73.93 feet to a point on the Northerly Right-of-Way line of West Richwoods Boulevard; thence North 86 degrees 43 minutes 10.8 seconds East along said Northerly Right-of-Way line, 186.59 feet to the Point of Beginning of the tract to be described; From the point of beginning thence continuing along said Northerly Right-of-Way line, North 86 degrees 43 minutes 10.8 seconds East, 126.59 feet; thence North 0 degrees 07 minutes 00 seconds East along the Westerly line of property owned by Lexington House Franchise Corporation, 246.95 feet; thence South 88 degrees 09 minutes 56 seconds West, 134.99 feet; thence South 1 degree 50 minutes 34 seconds East, 250.00 feet to the point of Beginning.

PIN: 13-25-427-011

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

- 1) Screen A/C units and utility box (located at rear corner of building) from view of the public right-of-way and residentially zoned properties.
- 2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 3) A separate sign permit is required for all signs.
- 4) Any Daycare use shall follow Chapter 17 of the NFPA 101 Life Safety Code 2000 edition and the International Fire Code 2012 edition.

- 5) Submit to the Peoria Fire Department design plans, spec sheets and application for fire alarm system review and permit.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class O-1 (Arterial Office) 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 \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel