

AN ORDINANCE AMENDING A SPECIAL USE, ORDINANCE NO. 15,638, IN A CLASS R-7 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR A GROUP HOME FOR PERMANENT HOUSING FOR PERSONS WITH DISABILITIES, TO ADD PROPERTY AND A BUILDING ADDITION, FOR THE PROPERTIES LOCATED AT 403 AND 411 S OLIVE STREET AND PART OF 2127 SW JEFFERSON STREET (PARCEL IDENTIFICATION NOS. 18-17-206-016, 18-17-206-022, AND PART OF 18-17-206-023), PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class R-7 (Multi-family) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to an existing Special Use for a Group Home for Permanent Housing for Persons with Disabilities, to add property and a building addition, 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 February 2, 2017, 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 & 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 an amendment to an existing Special Use for a Group Home for Permanent Housing for Persons with Disabilities, to add property and a building addition is hereby approved for the following described property, as per the site plan and elevations:

PARCEL 1
EXISTING PARCEL LEGAL DESCRIPTION
(18-17-206-022)

LOTS 10, 11, 12, 13, 14, AND 15 ALL IN RANGE 5 IN WRIGHT'S SUBDIVISION OF HAMLIN'S OUTLOTS AND 18 FEET OF EVEN WIDTH OFF THE NORTHWESTERLY SIDE OF LOT 9 RANGE 5 IN WRIGHT'S SUBDIVISION OF HAMLIN'S OUTLETS

PARCEL 2
WEST PARCEL LEGAL DESCRIPTION
(Pt. of 18-17-206-023)

LOT 9 IN SPURCK'S ADDITION TO THE CITY OF PEORIA AND THE SOUTHWESTERLY 8 FEET OF EVEN WIDTH BY 140 FEET DEPTH OF THE VACATED ALLEY IN RANGE FIVE OF WRIGHT'S SUBDIVISION, ALL IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 9, THENCE NORTH 42 DEGREES 38 MINUTES 19 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 150.00 FEET TO THE WESTERN MOST CORNER OF SAID LOT 9; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 9; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 10.00 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE SOUTH 47 DEGREES 46 MINUTES 51 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, CONTAINING 0.112 ACRE MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

PARCEL 3
NORTH PARCEL LEGAL DESCRIPTION
(18-17-206-016)

LOT 16 IN RANGE 5 OF WRIGHT'S SUBDIVISION OF HAMLINS OUTLOTS, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

Section 2. All provisions of Appendix A, the Unified Development Code, of the City of Peoria, with respect to Class R-7 (Multifamily Residential) District shall remain applicable to the above-described premises, with exception to the 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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:
