

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.

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

_____ DAY OF _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel