

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A FAMILY CARE FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO 14-31-151-007, WITH AN ADDRESS OF 2912 PARKRIDGE DR, PEORIA, ILLINOIS

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Family Care Facility under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on October 2, 2014, 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 a Special Use for a Family Care Facility for four (4) residents is hereby approved for the following described property:

WARDCLIFFE SUB #4 NW 1/4 SEC 31-9-8E LOT 247 (88-08614)

P.I.N.: 14-31-151-007

Commonly known as: 2912 Parkridge Dr

Said Ordinance is hereby approved with the following waiver and condition:

Waiver - Waiver to allow one parking within the required front yard setback.

Condition - Employees must park in the garage and driveway.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class R-3 (Single Family 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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:
