

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-19-204-014, WITH AN ADDRESS OF 5200 N HAMILTON ROAD, PEORIA, IL.

WHEREAS, the properties herein described are 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 an Assisted Living Facility 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 April 6, 2017, 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 an Assisted Living Facility is hereby approved for the following described property:

A part of the Northeast ¼ of Section 19 Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the center of Section 19, thence East along the South line of the Northeast Quarter of said Section 19, 165 feet to the center line of N. Hamilton Road; thence North along the said center line of N. Hamilton Road, 1381.55 feet to the place of beginning of the tract to be described; thence East along the Northerly line of Camille Street and the Northerly line of Camille Street extended, 800 feet; thence North parallel with the center line of N. Hamilton Road extended, 850 feet; thence West parallel with the Northerly line of Camille Street and the Northerly line of Camille Street extended, 800 feet to the center line of N Hamilton Road extended; thence South along the center line of N. Hamilton Road extended, 850 feet to the place of beginning; situated in the County of Peoria, in the State of Illinois.

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

- 1) Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access.
- 2) Increase the maximum number of parking spaces from 11 to 30.
- 3) All ground, wall, and roof top mechanical equipment must be screened from view.
- 4) Signage in compliance with the requirements of the Unified Development Code
- 5) Installation of sidewalk and curb along the entire property frontage on Hamilton Road and Camille Street. Drainage structures/inlets to be relocated or modified to accommodate the new sidewalk and curb.

- 6) Stormwater Management in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance.
- 7) Installation of a fire hydrant at the south entrance. Specific location to be determined by Fire Dept. and IL-AWC.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to 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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel