

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NO. 13,392, AS AMENDED, IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, TO ALLOW FOR A BUILDING ADDITION TO THE INDEPENDENT LIVING FACILITY, FOR THE PROPERTY LOCATED AT 3415 N. SHERIDAN ROAD, PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-7 (Multi-Family Residential) District and R-3 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by 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 6, 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 & 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 amendment to an existing Special Use is hereby granted to allow building additions to existing townhouses, nursing center, dining area and independent living area, and parking lot modifications for the following described property:

LEGAL DESCRIPTION:

Legal Description (Parcel 01)

Lot three (3) in COMMISSIONER'S SUBDIVISION of the North half of the Southeast Quarter of Section Twenty-nine (29), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, excepting therefrom any right of way dedicated to the public; containing 12.9 acres, more or less.

Legal Description (Parcel 02)

A part of Lot 2 of COMMISSIONER'S SUBDIVISION, a subdivision of part of the East ½ of the Southeast ¼ of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois being more particularly described as follows:

Commencing at the Southwest corner of Lot 3 of said Commissioner's Subdivision, thence North 0 degrees 00 minutes 00 seconds East along the West line of Lot 3 of said Commissioner's Subdivision,

a distance of 126.14 feet to the point of beginning of the tract to be described, thence North 50 degrees 00 minutes 00 seconds West a distance of 9.91 feet; thence South 90 degrees 00 minutes 00 Seconds West a distance of 15.75 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 15.75 feet; thence North 50 degrees 00 minutes 00 seconds East, a distance of 9.91 feet to a point on the West line of Lot 3 of said Commissioner's Subdivision; thence South 00 degrees 00 minutes 00 seconds West along the West line of Lot 3 of said Commissioner's Subdivision, a distance of 87.75 feet to the point of beginning containing 0.041 acres, situate, lying and being in the County of Peoria, and the State of Illinois.

Said Ordinance is hereby amended per the Site Plan and building elevations (Attachment A) with the following conditions and waivers:

1. A waiver to allow the balconies as proposed, projecting approximately 4 feet into the required front yard setback along Florence Avenue.
2. A waiver is requested to allow the proposed building at a height of 62 feet.
3. A waiver to allow a decorative fence, approximately 3 feet in height, in front of the proposed building along Florence Avenue.
4. Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
5. Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
6. Proposed drive approach must meet the minimum required width of 24 feet for two-way operation, measured along the property line.
7. Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
8. A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
9. Prior to the issuance of permits, verify with Public Works that no portion of the parking lot is draining across the public right of way.
10. Storm water detention may be required and must be approved by Public Works prior to the issuance of permits.
11. Fire Department connection must be approved by the Fire department prior to the issuance of permits.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class R-7 (Multi-Family Residential) District and R-3 (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