

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY LOCATED AT 2020 W WAR MEMORIAL DR (PARCEL IDENTIFICATION NO. 14-30-201-004) PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) 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 March 2, 2023, 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 amendment to the 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 QUARTER OF SECTION 30, ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE QUARTER-QUARTER SECTION LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, WHICH IS 345 FEET SOUTH 0 DEGREES 32 MINUTES WEST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 12 MINUTES 58 SECONDS EAST, 390.06 FEET; THENCE SOUTHEASTERLY 26 FEET TO A POINT WHICH IS 215.0 FEET RADIALLY DISTANT, SOUTHWESTERLY FROM THE SURVEY LINE CURVE OF FEDERAL AID ROUTE 31; THENCE SOUTHEASTERLY 110.9 FEET TO A POINT WHICH IS 260.0 FEET RADIALLY DISTANT, SOUTHEASTERLY FROM THE SURVEY LINE CURVE OF SAID ROUTE 31; THENCE SOUTHEASTERLY 32.4 FEET TO A POINT WHICH IS 265.0 FEET RADIALLY DISTANT, SOUTHWESTERLY FROM THE SURVEY LINE OF SAID ROUTE 31; THENCE SOUTH 50 DEGREES 40 MINUTES WEST, 260.1 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES WEST, 155 FEET TO A POINT ON THE AFORESAID QUARTER-QUARTER SECTION LINE; 58.6 FEET TO THE POINT OF BEGINNING; SITUATED IN PEORIA COUNTY, ILLINOIS.

PIN: 14-30-201-004

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

- 1) Waiver to allow existing rock mulch to remain.
- 2) Waiver to eliminate continuous hedge/decorative wall along parking lot perimeter on Teamster Dr.

- 3) Waiver to eliminate sidewalk along the frontage on Teamster Dr.
- 4) Condition to submit a revised site plan with compliant parking space dimensions.
- 5) Condition to repair dumpster enclosure as necessary to provide screening on all four sides with a gate entrance to be a minimum of 6ft in height and maximum of 7ft in height.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to 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 _____, 2023.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel