

AN ORDINANCE GRANTING A SPECIAL USE FOR AN ASSISTED LIVING FACILITY IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 2116 N PROSPECT ROAD (PARCEL IDENTIFICATION NUMBER 14-34-378-001), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for an assisted living facility under the provisions of Article 2.9.3 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on May 5, 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; and

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 for an assisted is hereby approved for the following described property:

- MCGINNITY'S ADD SW 1/4 SEC 34-9-8E N 100' LOTS 7-8-9 BLK 13 (88-11606)
PARCEL NUMBER 14-34-378-001

Said Ordinance is hereby granted per the Site Plan and floor plans and with the following conditions:

1. That the property must not be transferred as a duplex and not subdivided into separate units or additional entrances/exits added. If the assisted living using is ever abandoned for a period of 2 years or more, the property would then have to be used as a single-family dwelling (one unit) or a new special use would be required. This would provide some protection of property values of the surrounding residential neighborhood, if the structure would remain as a single-family dwelling in the future.
2. One additional shade tree must be added to the front yard along Prospect.
3. A manual fire alarm system may be required; Fire Department approval is required.

4. Architectural drawings will be required for this project and must be reviewed and approved before the use can be established.
5. The maximum number of people residing at the property may not exceed 10 people, which includes both residents and house managers.
6. No signs are permitted without an amendment to the special use before the Planning and Zoning Commission and City Council.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class R-4 (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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel