

ORDINANCE NO. 17,771

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NO. 13,814, AS AMENDED, IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR ELDERLY HOUSING, FOR A BUILDING ADDITION FOR THE PROPERTY LOCATED AT 7023 NE SKYLINE DR (PARCEL IDENTIFICATION NO. 14-10-326-007), PEORIA, IL

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

WHEREAS, said Planning & Zoning Commission has been petitioned to amend a Special Use for Elderly Housing 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 2, 2020, 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 amendment 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 an amendment to a Special Use for Elderly Housing for a 3,300 sq. f. building addition is hereby approved for the following described property:

Part of the Southwest Quarter of Section 10, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the intersection of the northerly right-of-way line of Skyline Drive and the westerly line of Galena Road; thence North 25°57' West 216.47 feet to a pipe; thence South 63°29' West 435.37 feet to a pipe to the Place of Beginning of the parcel hereby conveyed; thence North 44°07' West 226 feet to a pipe; thence South 62°59' West 119 feet to a pipe; thence North 36°53' West 134.48 feet to a pipe; thence South 61°50' West 187.61 feet to a pipe thence South 0°36' East 149.40 feet to a 4-inch steel pipe post; thence South 24°16' East 174.80 feet to a pipe; thence South 17°38' East along the easterly line of Lots 2 and 3 in Skyline Subdivision Section 1, 293.74 feet to a pipe at the southeasterly corner of said Lot 3 and Skyline Drive; thence North 25°09' East 58.15 feet to a pipe; thence North 46°02' East 58.64 feet to a pipe; thence North 64°17' East 413.78 feet to a pipe; thence North 25°57' West 209.97 feet to the Place of Beginning.

Subject to a 10-foot easement for entrance and exit to Outlet A from Skyline Drive is an easement being immediately East of the Easterly line of Lots 2 and 3 and subject to all easements of record.

Part of the Southwest Quarter of Section 10, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the intersection of Skyline Drive and Illinois State Highway 29 (also known as Galena Road); thence North 25°57' West 216.47 feet to a pipe; thence South 63°29' West 435.37 feet to a pipe to the place of beginning of the parcel hereby conveyed; thence South 25°57' East 209.97 feet to a point on the Northerly line of Skyline Drive; thence North 64°17' East along the Northerly line of Skyline Drive to a point which is 250 feet Westerly from the intersection of Skyline Drive and Illinois State Highway 29 (also known as Galena Road); thence Northerly and parallel with

the Westerly line of Illinois State Highway 29 (also known as Galena Road) 216.47 feet; thence South 63°29' West 185.37 feet to the point of beginning; situated in the County of Peoria and State of Illinois.

Subject to a 10-foot easement off the Northerly side for roadway purposes.

Parcel Identification No. 14-10-326-007

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

- 1) Repair handicap parking sign and update fines to \$350.
- 2) Provide a landscape plan (existing and/or new plantings) for the front yard providing 358 points of landscaping or an alternative landscaping plan with administrative approval.
- 3) Waiver to reduce the required front yard setback from 25 feet to 20 feet for the building addition.

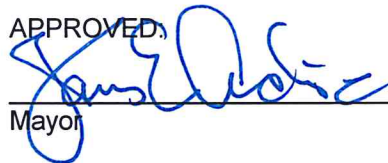
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-7 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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


28 DAY April, 2020.

APPROVED:




Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

