

**ORDINANCE NO. 17,770**

**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 7615 N HARKER DRIVE, (PARCEL IDENTIFICATION NO. 14-07-227-005), 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 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 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:

LOT 11 OF HARKER SUBDIVISION LOCATED IN THE NE 1/4 SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST. (EXC COMG NE COR LOT 11 TH W 201.2' TO POB: TH W 44.42' SW 39.21' SE 42.33' NE 52.66' TO POB (-007)

Parcel Identification No. 14-07-227-005

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

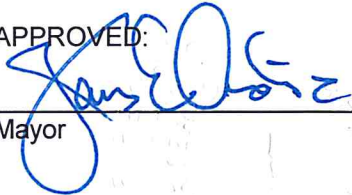
- 1) Update handicap parking fine to \$350

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 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



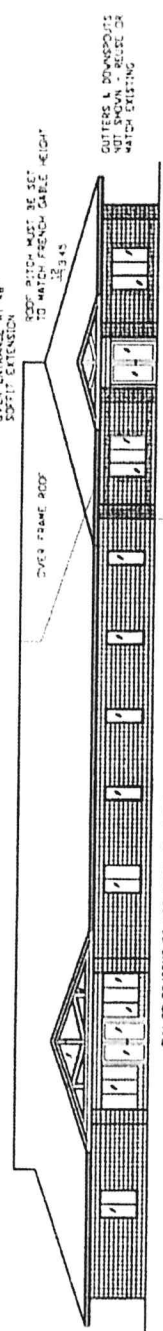
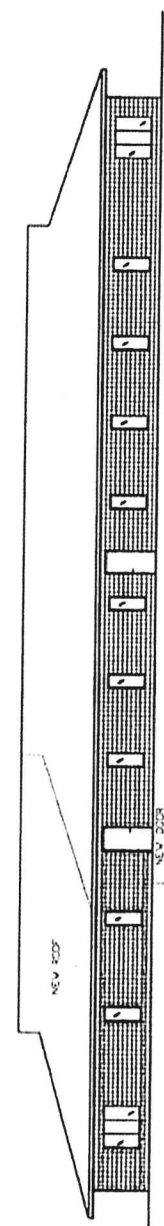
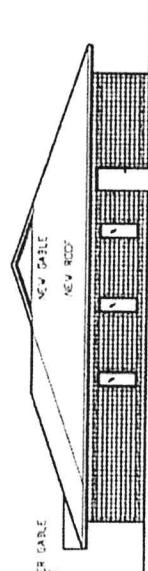
LARRY R. PAUSTIAN ARCHITECTS, P.C.  
 14400 DAWN DRIVE EAST, PERDRA H. 61611



MAURER-STUTZ, INC. ENGINEERS ARCHITECTS  
 2625 N. HANCOCK DRIVE  
 PHOENIX, AZ 85016

DATE	11/11/11
PROJECT	OFFICE BUILDING EXPANSION
NO. OF SHEETS	1
SHEET NO.	1
SCALE	1/8" = 1'-0"
DESIGNED BY	MAURER-STUTZ, INC.
CHECKED BY	MAURER-STUTZ, INC.
DATE	11/11/11

DATE: 11/11/11  
 SHEET: A3  
 7 OF 9



FRONT ELEVATION EAST  
 SCALE: 1/8" = 1'-0"

NOT TO SCALE