

ORDINANCE NO. 17,081

AN ORDINANCE AMENDING AN EXISTING SPECIAL EXCEPTION, ORDINANCE 10,427, WITH A SPECIAL USE FOR ELDERLY HOUSING IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 6414 N MOUNT HAWLEY ROAD, PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District and R-1 (Single-Family Residential) District; and

WHEREAS, said 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 Zoning Commission held a public hearing on March 6, 2014, 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 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 is hereby granted to allow the use of elderly housing for the following described property:

LEGAL DESCRIPTION:

Lots 97, 98, 99, and 100 in High Point Section 11, a Subdivision of part of the South half of Section 9 and the North Half of Section 16 Township 9 North, Range 8 East of the Fourth Principal Meridian, subject to restrictions, reservations and easements of record. ALSO, Lot 6 (now vacated) of the Re-subdivision of Ridge Lane Subdivision, a subdivision of all of Lot 1 Giles Subdivision of part of the South half of the Northwest quarter of Section 16, Township 9, North Range 8 East of the Fourth Principal Meridian; situate, lying and being in the County of Peoria and State of Illinois.

PINS: 14-16-129-014 and 14-16-177-001

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

- 1) A revised site plan, subject to Site Plan Review Board approval, is required. Site plan must show that there is adequate space in front of the proposed portico for parking spaces to be independently maneuverable.
- 2) Materials for the portico addition should match the existing building.
- 3) All rooftop and ground level mechanical equipment must be fully screened per Zoning Ordinance requirements.
- 4) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 5) Exterior lighting shall not exceed three foot candles when measured at the property line.
- 6) An accessible path must be provided between the public right-of-way and the building. A revised site plan should be submitted for review and approval showing an accessible path between the right-of-way and the building, which meets ADA requirements.
- 7) Parking number and dimensions must meet Zoning Ordinance requirements.
- 8) Accessible parking spaces must be striped with an 11' parking area and a 5' aisle on the right hand side or an 8 foot wide parking space and an 8 foot wide aisle on the right hand side (16 feet total) and signed with an R7-8 sign and an R7-101 \$350 fine plate. Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance.
- 9) Proposed monument sign may not exceed 5 feet in height and 20 square feet in area and must meet setback requirements.
- 10) Plans regarding access and fire hydrants must be submitted to the Fire Department for review and approval.
- 11) All portions of existing chain link fence in the front yard must be removed or replaced with wrought iron or other similar material.
- 12) A waiver from the required 25 foot front yard setback to allow the existing front yard to remain, which varies from 0 to 25 feet.
- 13) A waiver from the required 25 foot front yard setback to allow existing parking to remain within the required 25 foot front yard area.
- 14) A waiver from the required 25 foot deep transitional buffer yard to allow the required transitional buffer yard to taper to accommodate the drive aisle and approach.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with

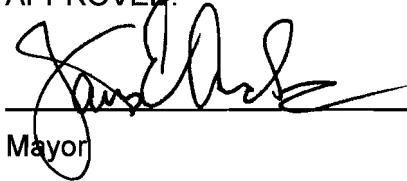
respect to the Class R-3 (Single-Family Residential) District and R-1 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the amended Special Use herein permitted.

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

25th DAY OF March, 2014.

APPROVED:



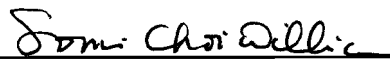
Mayor

ATTEST:

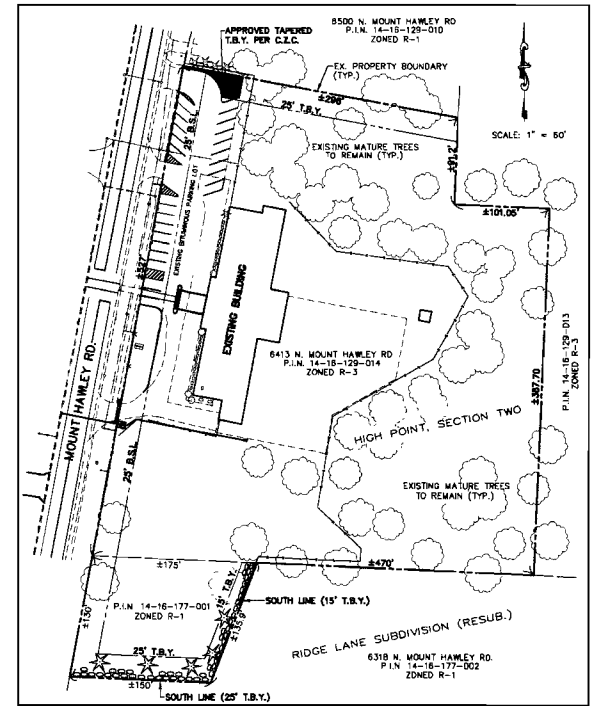
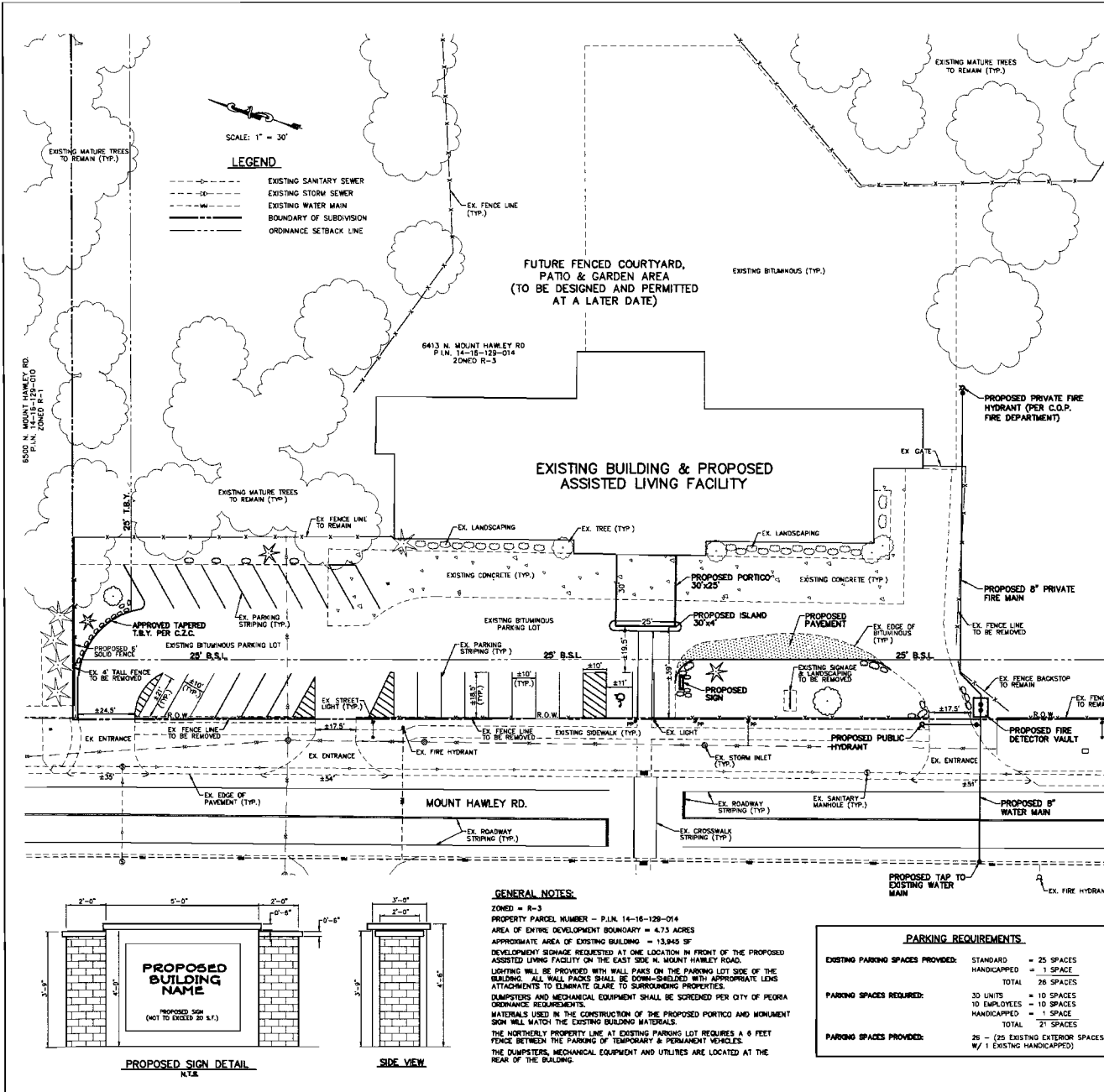


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



OVERALL PROPERTY BOUNDARY MAP
6413 N. MOUNT HAWLEY RD.

LANDSCAPING POINTS

POINTS REQUIRED:

- FRONT YARD LANDSCAPING = 657 FT/2 = 328.5 - (253) = 75.5 PNTS
- T.B.Y. LANDSCAPING = 350.8 FT = 350.8 - (80) = 270.8 PNTS
- PARKING LOT LANDSCAPING = 1 PT/1 PARKING SPACE = 26 PNTS

TOTAL POINTS REQUIRED = 572.4 PNTS

POINTS PROVIDED:

- SHADE TREE = 2 @ 20 PNTS/EA = 40 PNTS
- EVERGREEN TREE = 8 @ 15 PNTS/EA = 120 PNTS
- DECIDUOUS SHRUB = 77 @ 3 PNTS/EA = 231 PNTS

TOTAL POINTS PROVIDED = 391 PNTS

NOTE: SIZE AND SPECIES OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE

LANDSCAPING POINTS BREAKDOWN

FRONT YARD LANDSCAPING REQUIRED POINTS (75.5 PNTS):

- SHADE TREE = 1 @ 20 PNTS/EA = 20 PNTS
- EVERGREEN TREE = 1 @ 15 PNTS/EA = 15 PNTS
- DECIDUOUS SHRUB = 15 @ 3 PNTS/EA = 45 PNTS

TOTAL POINTS PROVIDED = 80 PNTS

T.B.Y. LANDSCAPING REQUIRED POINTS (270.8 PNTS):

- SHADE TREE = 1 @ 20 PNTS/EA = 20 PNTS
- N. LINE = 1 @ 20 PNTS/EA = 20 PNTS
- S. LINE = 0 @ 20 PNTS/EA = 0 PNTS
- E. LINE = 0 @ 20 PNTS/EA = 0 PNTS
- EVERGREEN TREE = 6 @ 15 PNTS/EA = 90 PNTS
- N. LINE = 1 @ 15 PNTS/EA = 15 PNTS
- S. LINE = 3 @ 15 PNTS/EA = 45 PNTS
- E. LINE = 2 @ 15 PNTS/EA = 30 PNTS
- DECIDUOUS SHRUB = 58 @ 3 PNTS/EA = 177 PNTS
- N. LINE = 1 @ 3 PNTS/EA = 3 PNTS
- S. LINE = 2 @ 3 PNTS/EA = 6 PNTS
- E. LINE = 23 @ 3 PNTS/EA = 69 PNTS

TOTAL POINTS PROVIDED = 290 PNTS

PARKING LOT LANDSCAPING REQUIRED POINTS (26 PNTS):

- SHADE TREE = 0 @ 20 PNTS/EA = 0 PNTS
- EVERGREEN TREE = 1 @ 15 PNTS/EA = 15 PNTS
- DECIDUOUS SHRUB = 4 @ 3 PNTS/EA = 12 PNTS

TOTAL POINTS PROVIDED = 27 PNTS

NOTE: THERE ARE EXISTING LANDSCAPING POINTS ALONG THE FRONT OF THE EXISTING BUILDING TOTALS 253 POINTS THAT WILL COUNT TOWARDS MEETING THE POINT REQUIREMENTS OF THE ORDINANCE AND REDUCING THE PROPOSED POINT TOTAL FROM 328.5 TO 75.5 POINTS. STAFF SUPPORTS THE ALTERNATE COMPLIANCE REQUESTED TO ALLOW THE EXISTING FRONT YARD LANDSCAPING AT THE BUILDING FRONT TOWARDS THE FRONT YARD LANDSCAPING POINTS BY PLACING THE REMAINING LANDSCAPING POINTS WITHIN THE GRASS AREA WHERE THE EXISTING SIGN IS LOCATED.

NOTE: THERE ARE APPROXIMATELY FOUR (4) EXISTING SHADE TREES ALONG THE SOUTH & EAST PROPERTY LINES FOR P.N. 14-16-177-001 TOTALING 80 POINTS THAT WILL COUNT TOWARDS MEETING THE POINT REQUIREMENTS OF THE T.B.Y. REDUCING THE PROPOSED POINT TOTAL FROM 350.8 TO 270.8 POINTS.

GENERAL NOTES:

ZONED = R-3

PROPERTY PARCEL NUMBER = P.L.N. 14-16-129-014

AREA OF ENTIRE DEVELOPMENT BOUNDARY = 4.73 ACRES

APPROXIMATE AREA OF EXISTING BUILDING = 13,943 SF

DEVELOPMENT SIGNAGE REQUESTED AT ONE LOCATION IN FRONT OF THE PROPOSED ASSISTED LIVING FACILITY ON THE EAST SIDE N. MOUNT HAWLEY ROAD.

LIGHTING WILL BE PROVIDED WITH WALL FIXES ON THE PARKING LOT SIDE OF THE BUILDING. ALL WALL FIXES SHALL BE DOWN-SHADELED WITH APPROPRIATE LENS ATTACHMENTS TO ELIMINATE GLARE TO SURROUNDING PROPERTIES.

DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY OF PEORIA ORDINANCE REQUIREMENTS.

MATERIALS USED IN THE CONSTRUCTION OF THE PROPOSED PORTICO AND MONUMENT SIGN WILL MATCH THE EXISTING BUILDING MATERIALS.

THE NORTHERLY PROPERTY LINE AT EXISTING PARKING LOT REQUIRES A 6 FEET FENCE BETWEEN THE PARKING OF TEMPORARY & PERMANENT VEHICLES.

THE DUMPSTERS, MECHANICAL EQUIPMENT AND UTILITIES ARE LOCATED AT THE REAR OF THE BUILDING.

PARKING REQUIREMENTS

EXISTING PARKING SPACES PROVIDED:

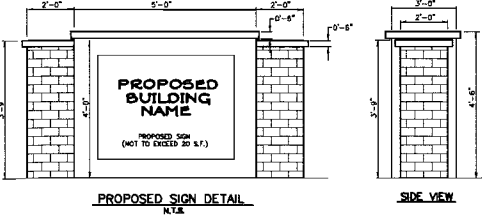
- STANDARD = 25 SPACES
- HANDICAPPED = 3 SPACES
- TOTAL 28 SPACES

PARKING SPACES REQUIRED:

- 30 UNITS = 10 SPACES
- 10 EMPLOYEES = 10 SPACES
- HANDICAPPED = 1 SPACE
- TOTAL 21 SPACES

PARKING SPACES PROVIDED:

26 = (25 EXISTING EXTERIOR SPACES W/ 1 EXISTING HANDICAPPED)



SPECIAL USE EXHIBIT PROJECT ID: #14-27

LOTS 86, 89 & 100 OF HIGH POINT SUBDIVISION
PROPOSED ASSISTED LIVING FACILITY
6413 N. MOUNT HAWLEY ROAD
PEORIA, IL

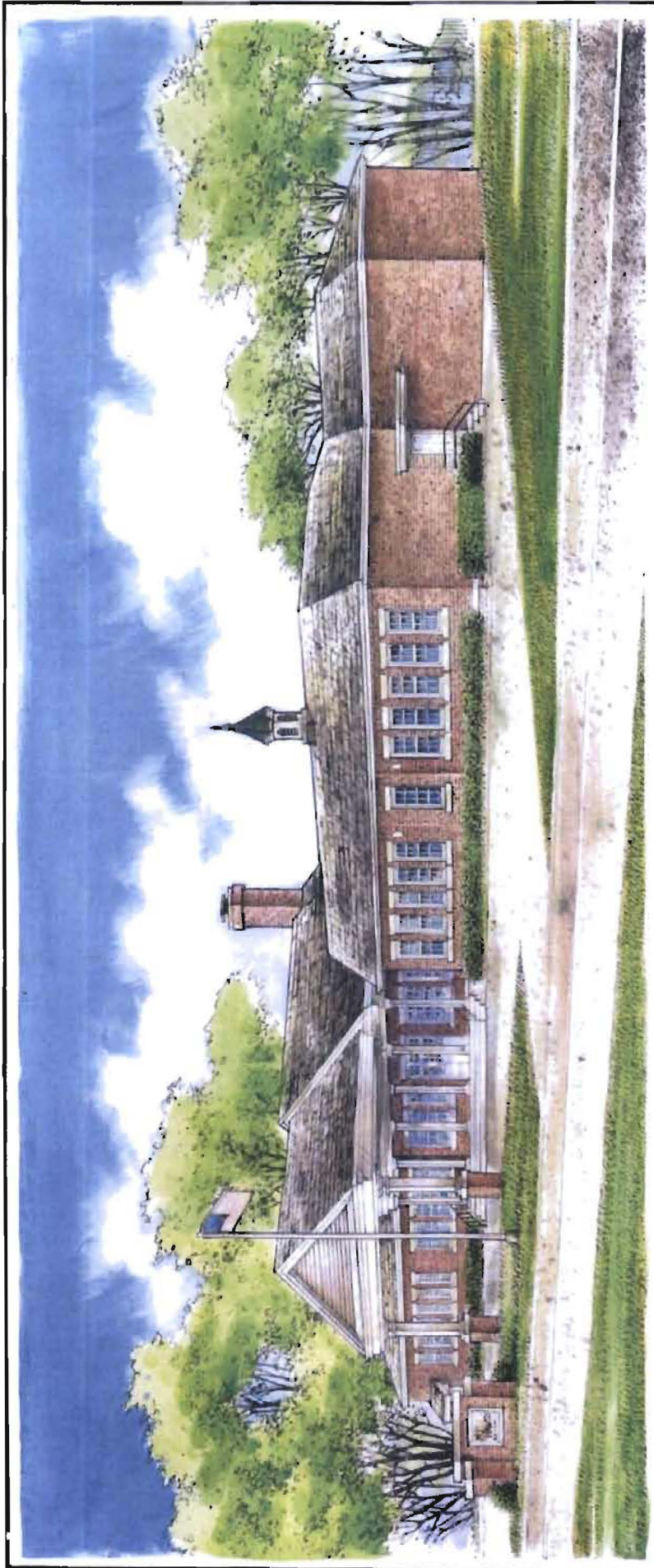
FOR LENSED

DATE: 2/28/14
SCALE: 1" = 20'

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers & Surveyors
8100 North University Street
Peoria, Illinois 61614
Phone: 309.695.8777
License No. 164-001143

DATE: 3/05/14
SCALE: 1" = 1'

ATTACHMENT B





ZC 14-03B
 Special Use
 6414 N Mount Hawley Road
 PIN 14-16-129-014 & 14-16-177-001
 March 6, 2014

 Subject Property