

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY LOCATED AT 1621 N MISSOURI AVE (PARCEL IDENTIFICATION NO. 18-04-209-026), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family Residential) 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 May 5, 2022, 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 30 in MAPLE RIDGE ADDITION, being part of the South Half of the North Half of the Northeast Quarter of Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, as shown on the plat thereof recorded in Plat Book "C", Page 9, EXCEPT 5 feet of even width by full depth of lot off the North side thereof; situated in Peoria County, Illinois.

Said Ordinance is hereby approved per the following conditions:

1. Maximum number of three (3) residents, not including staff personnel.
2. The Assisted Living Facility shall have 24-hour supervision.
3. Maximum number of four (4) vehicles are allowed on the property.
4. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
5. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
6. Carbon Monoxide Detection shall be installed according to the International Fire Code Chapter 9, 915.2.1 for dwelling units.
7. Driveway shall be maintained free from potholes, ruts, channels, growth of weeds, and other similar obstructions.
8. An approved Special Use for an Assisted Living Facility shall become null and void upon any change in ownership of the property.

Section 2. All provisions of Appendix A, the Unified 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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

BY:

Chief Deputy City Clerk

EXAMINED AND APPROVED:

Corporation Counsel