

ORDINANCE 17,546

AN ORDINANCE AMENDING A SPECIAL USE IN A IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, FOR AN ASSISTED LIVING FACILITY, ORDINANCE NO. 13,392, AS AMENDED, TO ALLOW BUILDING ADDITIONS AND GROUNDS IMPROVEMENTS, WITH A WAIVER, FOR THE PROPERTY LOCATED AT 3415 N. SHERIDAN ROAD (PARCEL IDENTIFICATION NOS. 14-29-428-002 & 14-29-428-004), PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned Class R-7 (Multi-Family Residential) and a Class R-3 (Single Family Residential) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by 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 December 7, 2017, 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; 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, Ordinance 13,392, as amended, to allow building additions and grounds improvements is hereby approved for the following described property:

Christian Buehler Memorial Home
3415 N. Sheridan Road
Peoria, IL 61604

Legal Description (Parcel 01)

Lot three (3) in COMMISSIONER'S SUBDIVISION of the North half of the Southeast Quarter of Section Twenty-nine (29), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, excepting therefrom any right of way dedicated to the public; containing 12.9 acres, more or less.

Legal Description (Parcel 02)

A part of Lot 2 of COMMISSIONER'S SUBDIVISION, a subdivision of part of the East ½ of the Southeast ¼ of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois being more particularly described as follows:

Commencing at the Southwest corner of Lot 3 of said Commissioner's Subdivision, thence North 0 degrees 00 minutes 00 seconds East along the West line of Lot 3 of said Commissioner's Subdivision, a distance of 126.14 feet to the point of beginning of the tract to be described, thence North 50 degrees 00 minutes 00 seconds West a distance of 9.91 feet; thence South 90 degrees 00 minutes 00 Seconds West a distance of 15.75 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90

degrees 00 minutes 00 seconds East a distance of 15.75 feet; thence North 50 degrees 00 minutes 00 seconds East, a distance of 9.91 feet to a point on the West line of Lot 3 of said Commissioner's Subdivision; thence South 00 degrees 00 minutes 00 seconds West along the West line of Lot 3 of said Commissioner's Subdivision, a distance of 87.75 feet to the point of beginning containing 0.041 acres, situate, lying and being in the County of Peoria, and the State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plan Packet, and with the following condition and waiver:

Condition: Front façade along Sheridan must be constructed of same style and architecture as the current front facing facade.

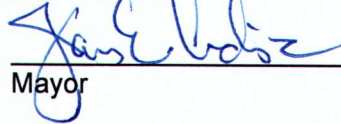
Waiver: Waiver to increase the maximum allowed height from 45 feet to 52'6".

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) and a Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to 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 9TH DAY OF JANUARY, 2018.

APPROVED:



Mayor

ATTEST:

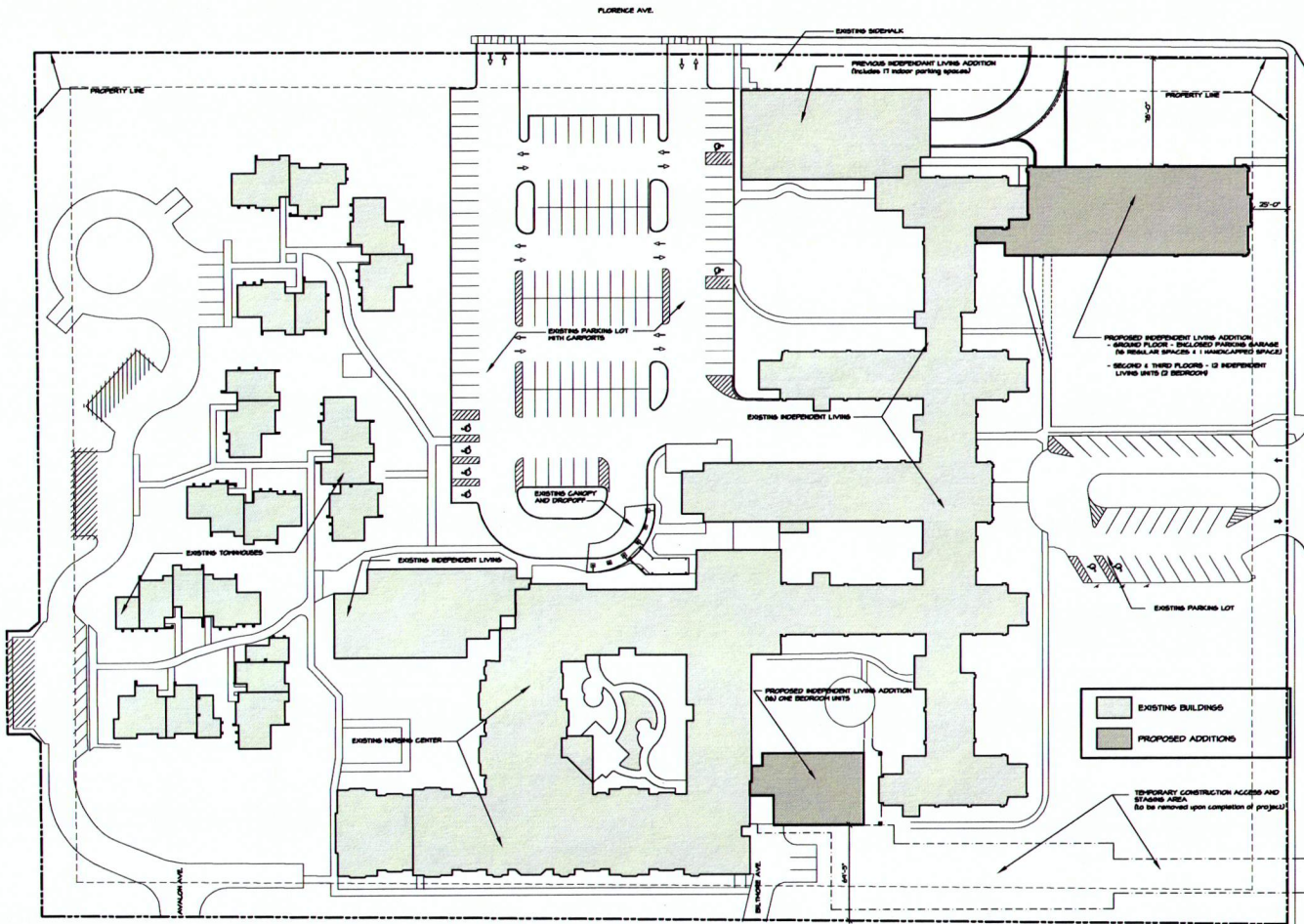


Beth Ball
City Clerk

EXAMINED AND APPROVED:



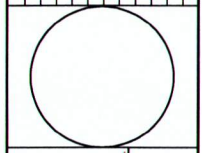
Corporation Counsel



17 SITE PLAN
SCALE 1" = 40'



REVISIONS	
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No.	Date
	Remarks



P.J. HOERR
CONTRACTORS WITH CREATIVITY

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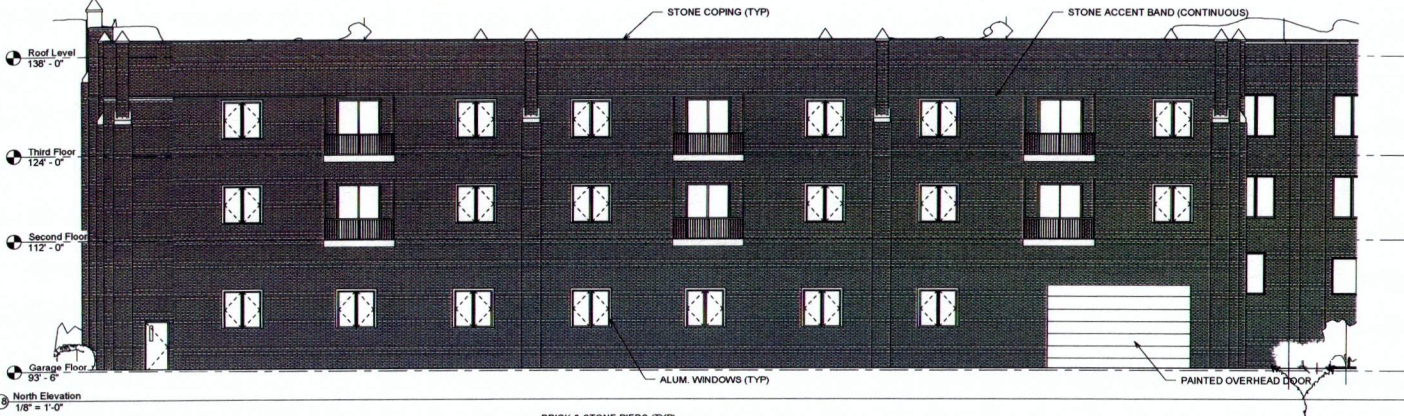
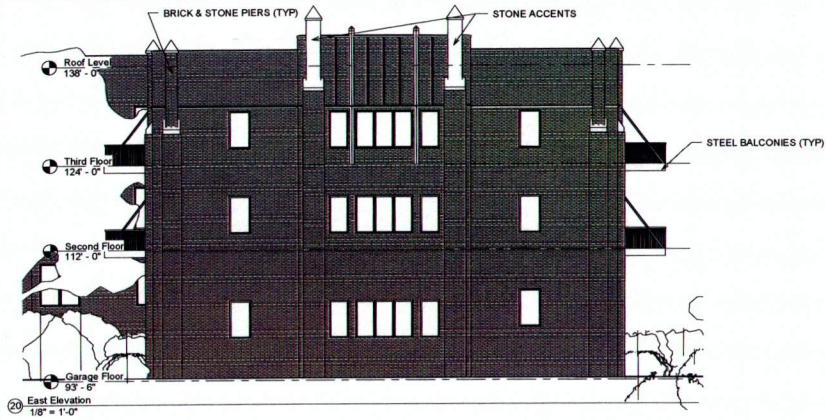
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Proposed Additions for
Christian Buehler Memorial Home
Ponca, Illinois

PROJECT NO. 1711
DATE 20NOV07
DRAWN BY BGF PER
CHECKED BY CLF
SPECIAL USE APPLICATION

SITE PLAN
SHEET NO.
C100





REVISIONS		
No.	Date	Remarks
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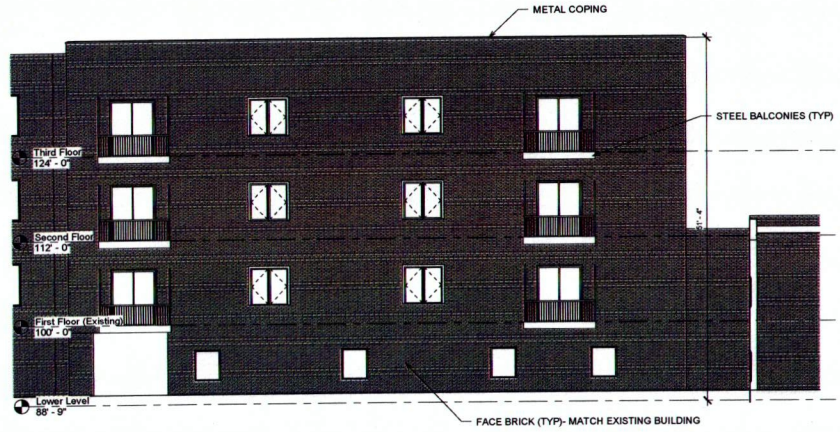
Attention: contractors shall verify all dimensions and materials before construction.
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Proposed Additions for
Christian Buehler
Memorial Home
 Florence Ave Apartment Addition
 Peoria, IL

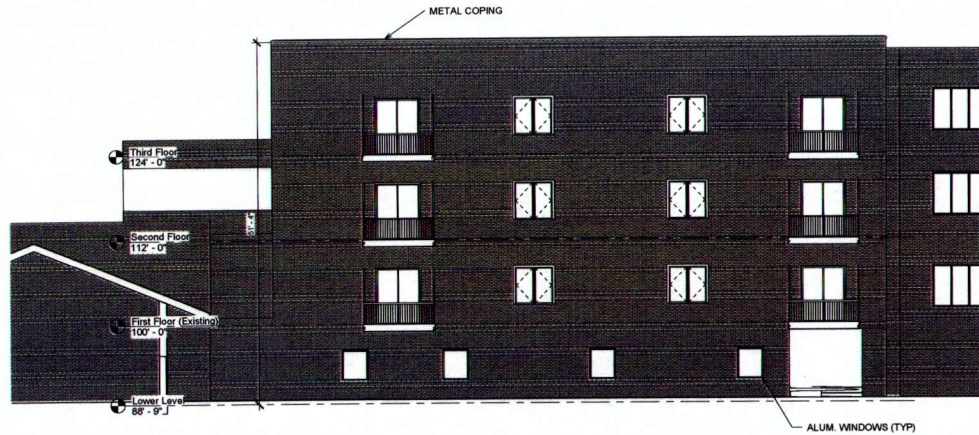
PROJECT NO.	1711
DATE	11/22/17
DRAWN BY	PBR
CHECKED BY	CLF

SCHEMATIC DESIGN
BUILDING ELEVATIONS

SHEET NO.
A200



16 North Elevation
1/8" = 1'-0"



17 South Elevation
1/8" = 1'-0"

REVISIONS		No.	Date	Remarks
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Proposed Additions for:
Christian Buehler
Memorial Home
Florence Ave Apartment Addition
Peoria, IL

PROJECT NO.	1711
DATE	10/27/17
DRAWN BY	Author
CHECKED BY	Checker

SCHEMATIC DESIGN
BUILDING ELEVATIONS

SHEET NO.
A201



North Addition -
View from Florence Avenue



**North Addition -
View from Sheridan & Florence Avenue**



North Addition -
View from South



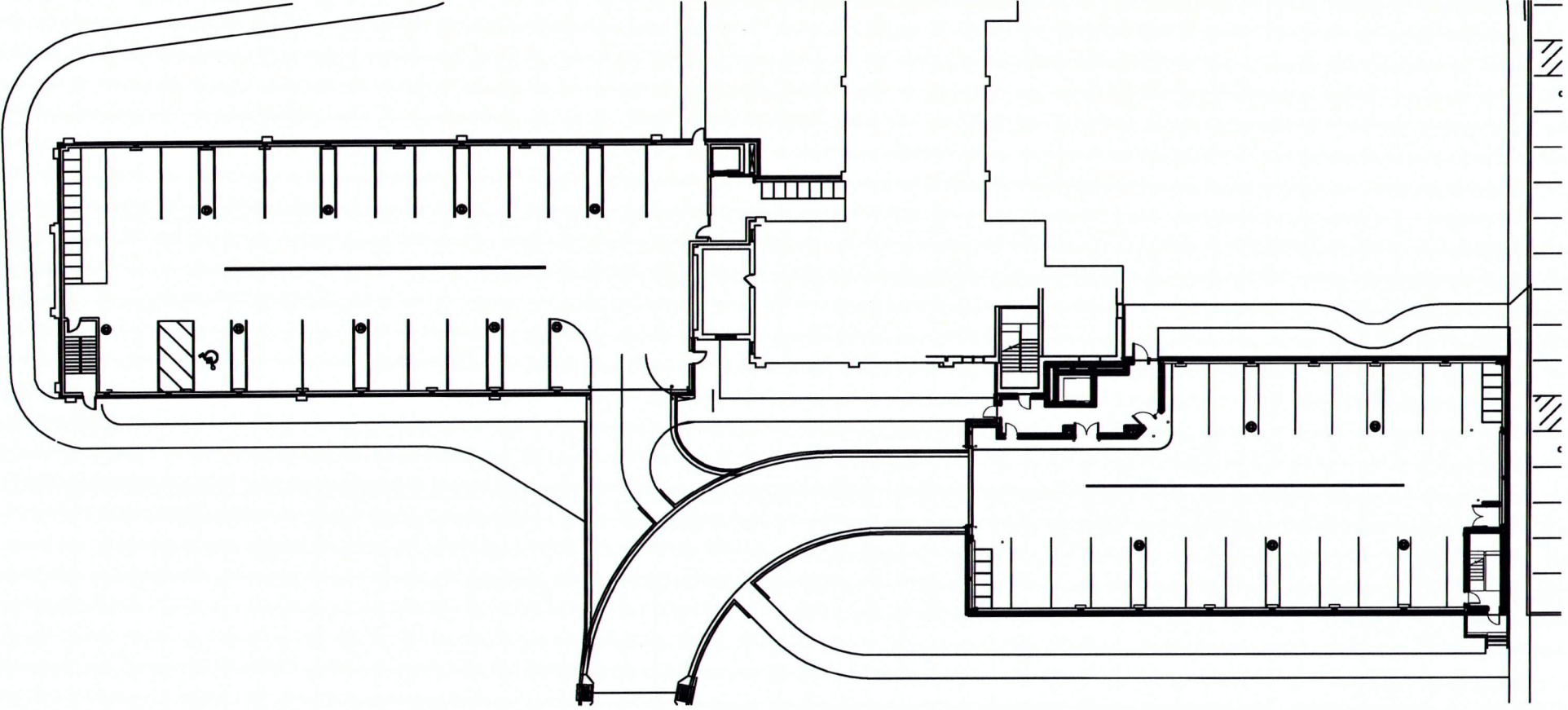
North Addition -
Ariel View from Florence Ave.



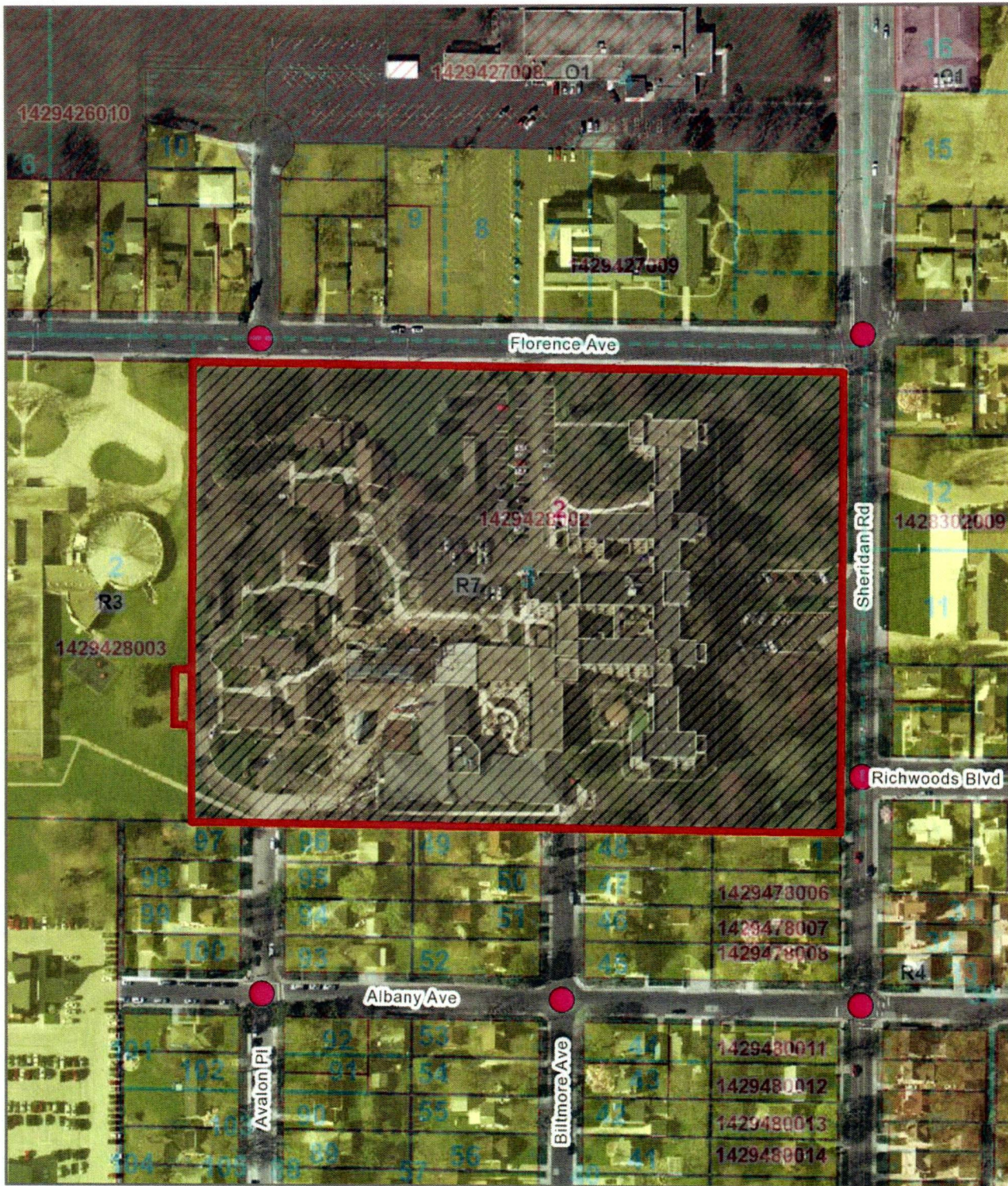
South Addition -
View from South



South Addition -
Ariel View from North



PZ 17-41 - SURROUNDING ZONING



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Map Scale
 1 inch = 200 feet
 11/29/2017



PZ 17-41 - AERIAL



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Map Scale
1 inch = 200 feet
 11/29/2017

