

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS 13-02-300-002, 13-02-300-003, AND PART OF 13-02-300-012 WITH A TEMPORARY ADDRESS OF 8201 N IL ROUTE 91, PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class R-2 (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 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on April 2, 2015, 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 Planning & 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 for an Assisted Living Facility is hereby approved for the following described property:

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°-01'-06" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1008.96 FEET; THENCE SOUTH 89°-51'-20" WEST, A DISTANCE OF 35.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°-51'-20" WEST, A DISTANCE OF 746.60 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK; (THE FOLLOWING 21 COURSES FOLLOW ALONG THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK) THENCE SOUTH 29°-51'-23" EAST, A DISTANCE OF 73.19 FEET; THENCE SOUTH 24°-01'-03" EAST, A DISTANCE OF 51.14 FEET; THENCE SOUTH 75°-41'-11" EAST, A DISTANCE OF 70.28 FEET; THENCE SOUTH 33°-12'-08" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 28°-17'-58" WEST, A DISTANCE OF 119.20 FEET; THENCE SOUTH 47°-09'-19" EAST, A DISTANCE OF 40.59 FEET; THENCE SOUTH 19°-57'-26" EAST, A DISTANCE OF 140.06 FEET; THENCE NORTH 87°-02'-36" EAST, A DISTANCE OF 53.33 FEET; THENCE NORTH 62°-28'-39" EAST, A DISTANCE OF 83.38 FEET; THENCE SOUTH 18°-14'-43" EAST, A DISTANCE OF 80.25 FEET; THENCE SOUTH 12°-13'-44" EAST, A DISTANCE OF 40.60 FEET; THENCE SOUTH 67°-55'-05" WEST, A DISTANCE OF 74.32 FEET; THENCE SOUTH 27°-57'-28" EAST, A DISTANCE OF 60.53 FEET; THENCE SOUTH 07°-19'-58" WEST, A DISTANCE OF 61.90 FEET; THENCE SOUTH 56°-06'-33" EAST, A DISTANCE OF 83.93 FEET; THENCE NORTH 89°-36'-46" EAST, A DISTANCE OF 85.84 FEET; THENCE SOUTH 44°-24'-35" EAST, A DISTANCE OF 57.66 FEET; THENCE SOUTH 15°-54'-09" WEST, A DISTANCE OF 78.80 FEET; THENCE SOUTH 45°-23'-16" EAST, A DISTANCE OF 111.80 FEET;

THENCE NORTH 53°-10'-31" EAST, A DISTANCE OF 50.72 FEET; THENCE NORTH 87°-37'-28" EAST, A DISTANCE OF 145.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91; (THE FOLLOWING 3 COURSES FOLLOW ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91) THENCE NORTH 00°-08'-01" EAST, A DISTANCE OF 243.92 FEET; THENCE NORTH 08°-06'-04" EAST, A DISTANCE OF 50.49 FEET; THENCE NORTH 00°-08'-01" EAST, A DISTANCE OF 561.25 FEET TO THE POINT OF BEGINNING, CONTAINING 10.043 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

P.I.N.S.: 13-02-300-002, 13-02-300-003, and part of 13-02-300-012

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A), Elevation Drawings (Attachment B) and with the following conditions and waivers:

- 1) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts per the Zoning Ordinance.
- 2) All 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.
- 3) A landscape plan, in compliance with the Zoning Ordinance, must be submitted for review prior to issuance of a zoning certificate.
- 4) All proposed signage must be in compliance with the Zoning Ordinance. A separate sign application and Zoning Certificate is required.
- 5) Provide storm water detention in compliance with City of Peoria requirements.
- 6) Waiver to Increase the maximum allowed building height from 35 feet to 36 feet, 1 inch as measured to the mean of the tallest gabled roof.
- 7) Waiver to increase the maximum allowed density of 4 dwelling units per acre to 16.7 dwelling units per acre.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class R-2 (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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:
