

ORDINANCE NO. 17,165

AN ORDINANCE AMENDING A SPECIAL USE ORDINANCE NO. 16,022 IN A CLASS CG (GENERAL COMMERCIAL) DISTRICT, PREVIOUSLY ZONED CLASS O-2 (EXCLUSIVE OFFICE PARK) DISTRICT, FOR A HEALTH CENTER (LONG TERM ACUTE CARE HOSPITAL), FOR THE PROPERTY LOCATED AT 500 W ROMEO B GARRETT AVE, PEORIA, IL (PARCEL IDENTIFICATION NO. 18-09-110-027)

WHEREAS, the property herein described is now zoned in a Class CG (General Commercial) District; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Article 2.8 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on November 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, 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 and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning 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. A Special Use for a Health Center (Long Term Acute Care Hospital), in the CG (General Commercial) District, previously zoned Class O-2 (Exclusive Office Park) District, is hereby amended for following described property, in the manner stated (see attached exhibit):

Legal Description of Existing Special Use

PART OF BLOCKS 73, 80 AND 89 IN MONSON AND SANFORD'S ADDITION TO THE TOWN (NOW CITY) OF PEORIA, BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP-8-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 73, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE SOUTH 89°-59'-45" WEST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE SOUTH LINE OF SAID BLOCK 73, A DISTANCE OF 299.99 FEET

TO THE SOUTHWEST CORNER LOT 6 IN SAID BLOCK 73; THENCE NORTH 00°-11'-22" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14.97 FEET; THENCE NORTH 89°-58'-14" WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCKS 80 AND 89, A DISTANCE OF 582.69 FEET; THENCE NORTH 00°-26'-11" EAST, A DISTANCE OF 128.10 FEET; THENCE SOUTH 89°-59'-45" WEST, PARALLEL WITH THE NORTH LINE OF LOTS 3, 4, 5 AND 6 IN SAID BLOCK 89, A DISTANCE OF 164.80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF RICHARD PRYOR PLACE; THENCE NORTH 00°-26'-11" EAST, ALONG SAID

WITH THE SOUTH LINE OF LOTS 7, 8, 9, 10 AND 11 IN SAID BLOCK 89, A DISTANCE OF 222.54 FEET; THENCE NORTH 00°-16'-02" EAST, A DISTANCE OF 138.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF R.B. GARRETT AVENUE; THENCE SOUTH 89°-49'-31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 824.11 FEET TO A POINT ON THE EAST LINE OF LOT 12 IN SAID BLOCK 73, SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 73; THENCE SOUTH 00°-11'-22" WEST, ALONG SAID EAST LINE BLOCK 73, A DISTANCE OF 303.13 FEET TO THE POINT OF BEGINNING, CONTAINING 5.872 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

Legal Description of area to be removed from Existing Special Use (referred to as tract B on the attached exhibit)

TRACT "B"

BEING A PART OF LOTS 1, IN SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50, IN THE PEORIA COUNTY RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°-05'-34" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 137.94 FEET; THENCE NORTH 89°-58'-27" WEST, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.03, TO A POINT ON THE EAST RIGHT OF WAY LINE OF RICHARD PRYOR PLACE; THENCE SOUTH 00°-06'-07" EAST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.16 FEET; THENCE SOUTH 89°-59'-42" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 143.03 FEET; THENCE SOUTH 00°-00'-46" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 127.97 FEET; THENCE SOUTH 89°-59'-46" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 394.63 FEET; THENCE NORTH 00°-10'-31" WEST, A DISTANCE OF 214.10 FEET; THENCE SOUTH 89°-51'-41" EAST, A DISTANCE OF 69.29 FEET; THENCE NORTH 00°-09'-42" WEST, A DISTANCE OF 76.77 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°-57'-11" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 377.90 FEET, TO THE POINT OF BEGINNING; CONTAINING 2.568 ACRES MORE OR LESS

Legal Description of remaining Special Use for this Site (referred to as tract C on the attached exhibit)

TRACT "C"

BEING A PART OF LOTS 1, IN SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50, IN THE PEORIA COUNTY RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°-57'-11" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 439.93 FEET; THENCE SOUTH 00°-09'-42" WEST, A DISTANCE OF 76.77 FEET; THENCE NORTH 89°-51'-41" WEST, A DISTANCE OF 69.29 FEET; THENCE SOUTH 00°-10'-31" EAST, A DISTANCE OF 214.10 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°-59'-46" EAST, ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 207.18 FEET; THENCE SOUTH 00°-05'-39" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.39 FEET; THENCE NORTH 89°-59'-36" EAST, A DISTANCE OF 300.36 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°-09'-20" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 305.71 FEET, TO THE POINT OF BEGINNING; CONTAINING 3.375 ACRES MORE OR LESS

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, and the District Map made a part of said Ordinance, shall extend to said above-described premises as herein approved for a special use.

Section 3. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect

to the Class CG (General Commercial), shall apply to the above-described premises.

Section 4. 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 November, 2014.

APPROVED:




Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

TRACT "A"

A PART OF LOTS 7, 8, 9, 10 AND 11, BLOCK 89, ALL IN AIKEN, MONSON AND SANFORD'S ADDITION TO THE TOWN OF PEORIA, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50 IN THE PEORIA COUNTY RECORDER'S OFFICE THENCE SOUTH 00°-05'-34" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 137.94 FEET; THENCE NORTH 89°-58'-27" WEST, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.03, TO A POINT ON THE EAST RIGHT OF WAY LINE OF RICHARD PRYOR PLACE; THENCE NORTH 00°-06'-07" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 138.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF R.B. GARRETT AVENUE, SAID POINT BEING 12.00 FEET SOUTH OF THE NORTHWEST CORNER SAID LOT 7; THENCE SOUTH 89°-57'-11" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF R.B. GARRETT AVENUE, A DISTANCE OF 228.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.723 ACRES MORE OR LESS

TRACT "B"

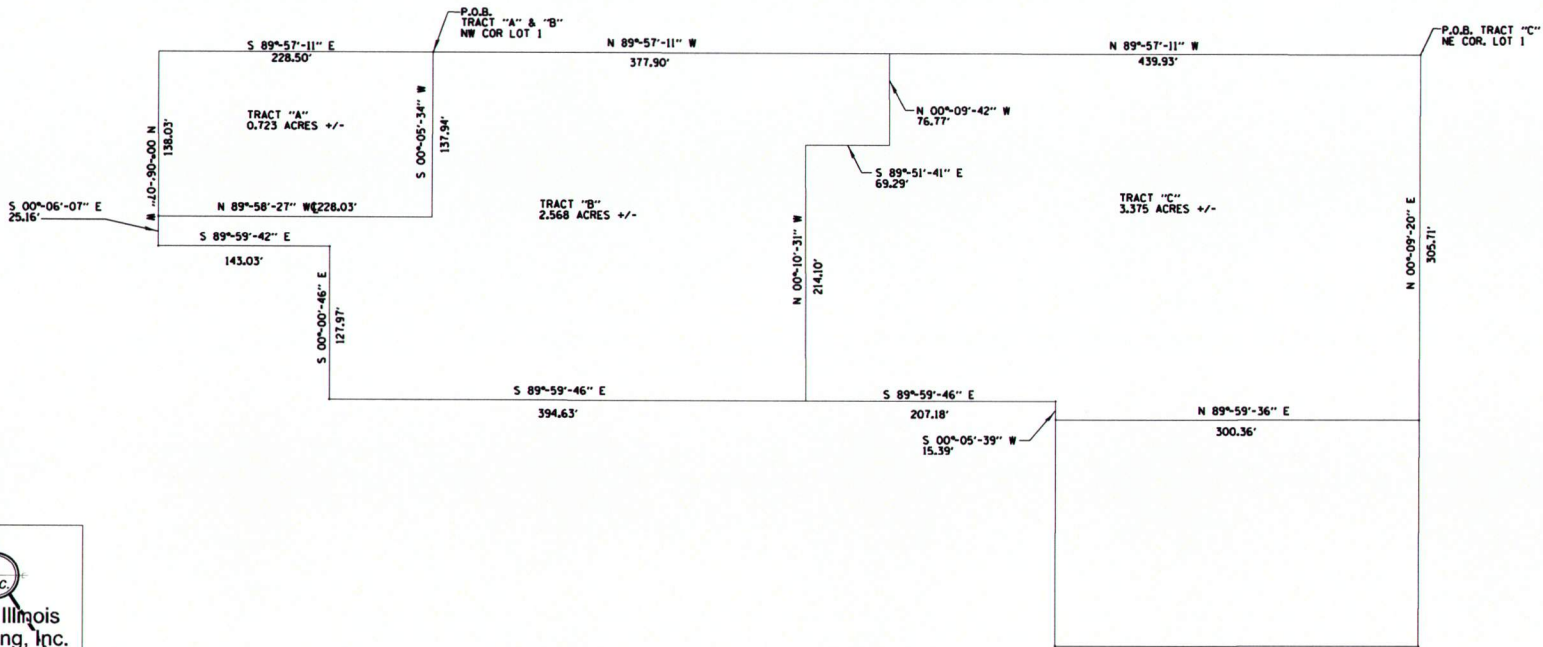
BEING A PART OF LOTS 1, IN SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50, IN THE PEORIA COUNTY RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TRACT "C"

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CLIENT:

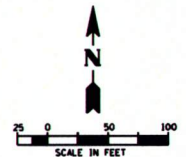
VERMILION DEVELOPMENT
401 N. FRANKLIN STREET, SUITE 4 SOUTH
CHICAGO, ILLINOIS 60654

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL
1	04/28/2014	ISSUED FOR PERMITS	DB	DB

TITLE:

GATEWAY AT RIVER CITY
518 WEST R.B. GARRETT AVENUE

PROJ. NO. 14-046
DATE: 4/28/2014
SHEET 1 OF 1
DRAWING NO.



ORDINANCE NO. 17,165

EXH-1