

ORDINANCE NO. 17,780

AN ORDINANCE AMENDING A SPECIAL USE IN A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR AN ASSISTED LIVING FACILITY, ORDINANCE NO. 13,392, AS AMENDED, TO ALLOW A BUILDING ADDITION AND GROUNDS IMPROVEMENTS, WITH A WAIVER, FOR THE PROPERTY LOCATED AT 3415 N. SHERIDAN ROAD (PARCEL IDENTIFICATION NO. 14-29-428-005), PEORIA, ILLINOIS.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the 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 June 4, 2020, 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 an amendment to an existing Special Use, Ordinance 13,392, as amended, for a building addition and grounds improvements to an Assisted Living Facility for the following described property:

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.

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 and Building Elevations (Attachment A) with the following conditions and waivers:

1. Waiver to increase the maximum allowed building height from 45 feet to 55 feet.
2. Condition: Front façade along Sheridan Road must be constructed of same material (and color) and architecture as the current Sheridan Road facing façade.

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) 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

23RD DAY JUNE, 2020.

APPROVED:




Mayor

ATTEST:



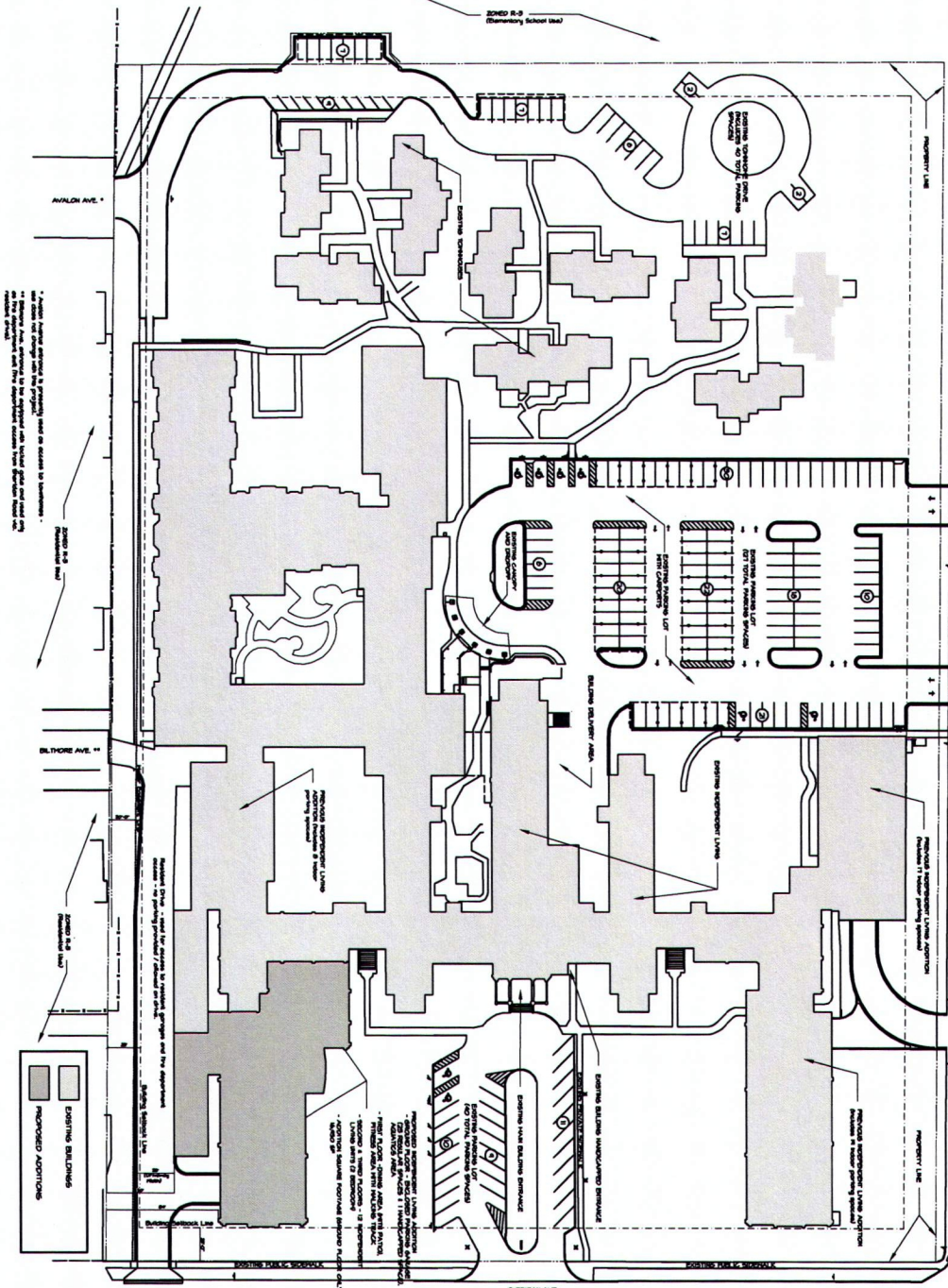

City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

17 SITE PLAN
SCALE 1" = 40'



Notes:

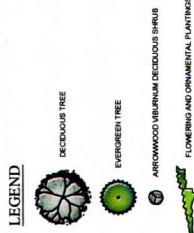
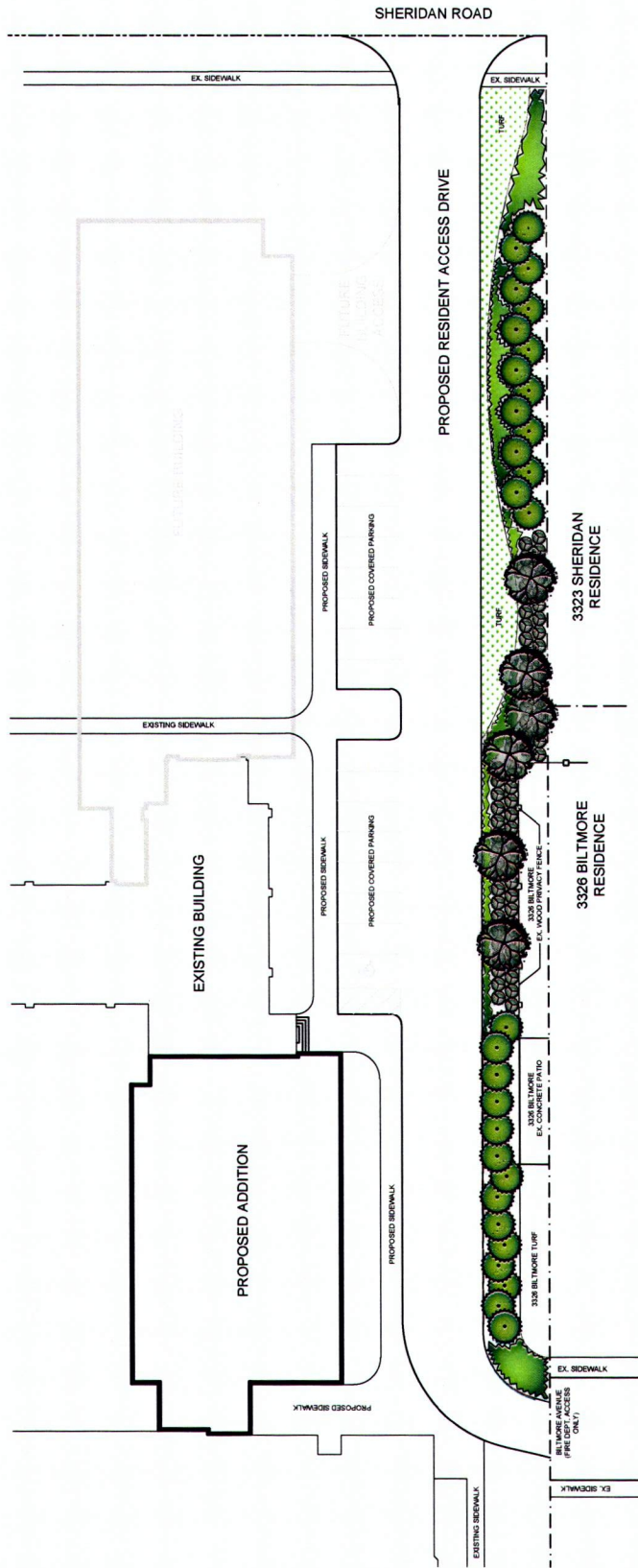
- Existing drainage system is generally used as shown on drawings.
- All new construction shall conform with applicable codes and standards.
- All new construction shall be constructed in accordance with the approved plans.
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PROJECT DATA
 CHRISTIAN MEMORIAL HOME - NORTH-AMERICAN CHURCH
 PROJECT ADDRESS: 3400 S. SHOREVIEW ROAD, PEGDALE, ILL. 60468
 DATE: 07/20/2010

EXISTING BUILDINGS
PROPOSED ADDITIONS



<p>C100</p>	<p>AR&D Architectural Research & Design PC 515 SW Washington Suite 501 Peoria, Illinois 61602 TEL: 309.673-9486 FAX: 309.673-9487 www.arand.com</p> <p>Proposed Architects for Christian Memorial Home</p> <p>Project No: 805 Date: 2/28/2010 Drawn by: BGF/fbn Checked by: JLF Special Use Application</p>	<p>P.J. HOERR CONSTRUCTING WITH CREATIVITY</p> <p>1815 E. 10th St., Des Moines, IA 50319 Phone: 515.281.8100 Fax: 515.281.8101 www.pjhoerr.com</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	REVISIONS	1			2			3			4			5			6			7			8			9			10		
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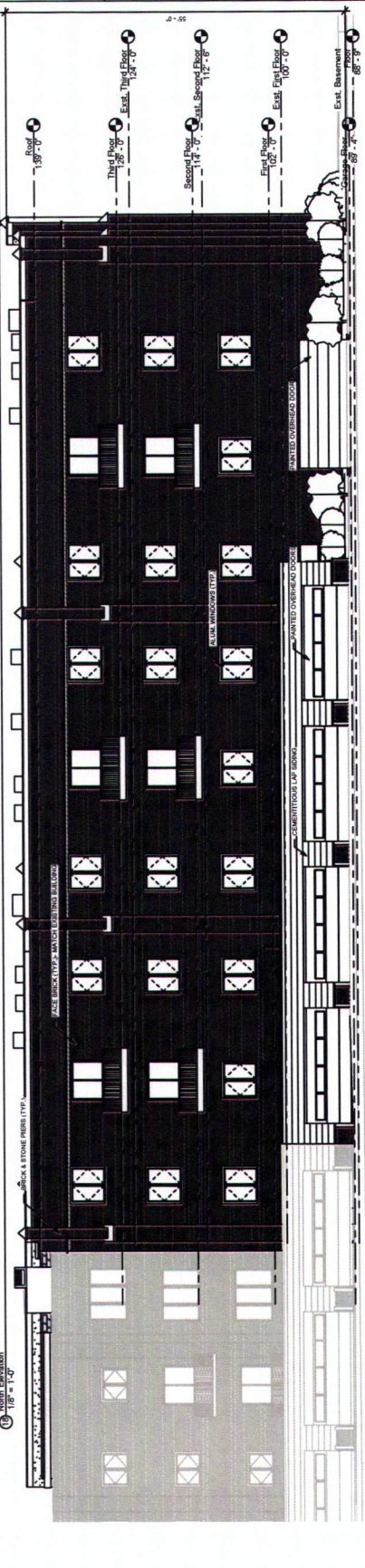
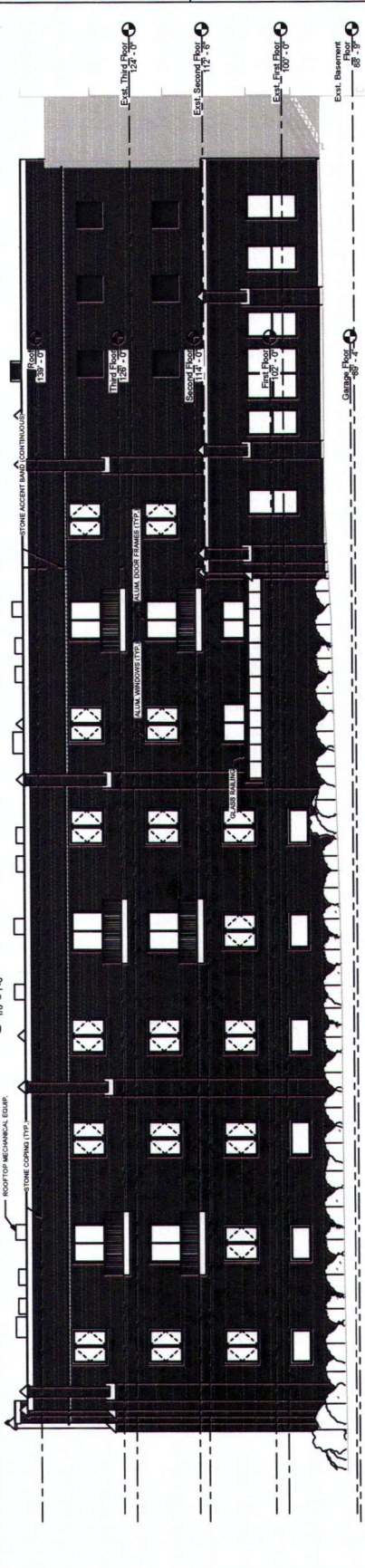
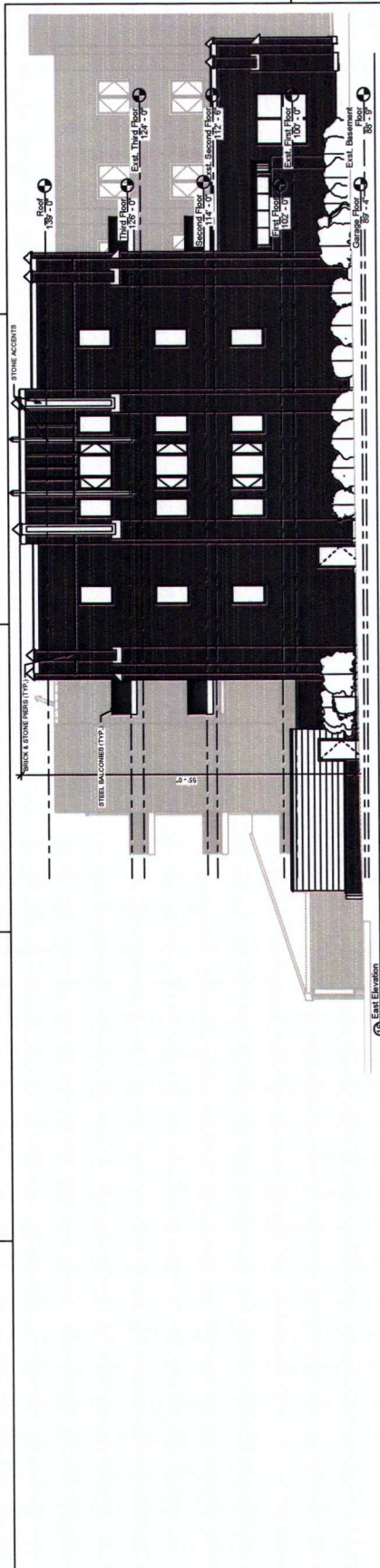
Attachment A
To Ordinance



AR&D
Architectural Research & Design P.C.
316 SW Washington, Suite 501
Peoria, Illinois 61602
TEL: 309.673.8465
FAX: 309.673.8487
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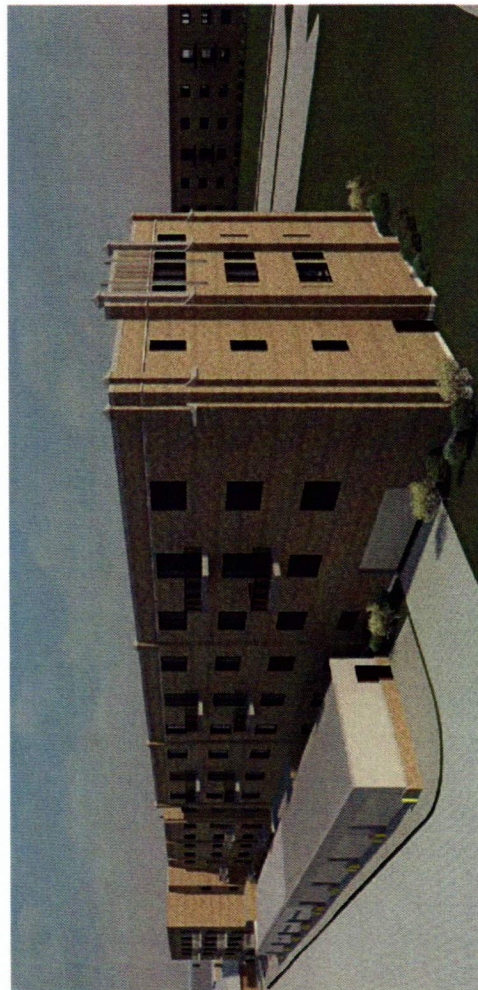
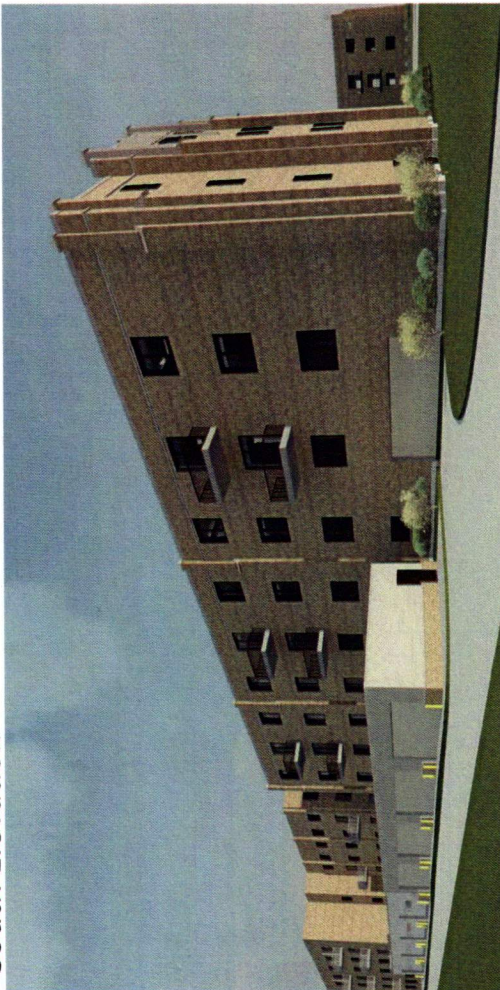
Proposed Addition for:
Christian Buehler Memorial Home
South Shawnee Address
PROJECT NO. 1908
DATE: 28MAY20
DRAWN BY: PPR
CHECKED BY: CLF
DESIGN DEVELOPMENT

BUILDING ELEVATION
SHEET NO. **A200**
ORDINANCE NO. 17,780



REVISIONS	No.	Date	Revisions
10			
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South Elevation



Attachment A To Ordinance

North Elevation

