

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NOS. 14,028 AND 16,174, AS AMENDED, IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR A HOTEL, TO CONSTRUCT A BUILDING ADDITION AND UTILIZE PORTIONS OF AN EXISTING BUILDING FOR AN ASSISTED LIVING FACILITY, FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-30-101-007 WITH AN ADDRESS OF 2726 W LAKE AVENUE, PEORIA IL.**

WHEREAS, the properties herein described are now zoned in a Class C-1 (General Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use for a Hotel 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 1, 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

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use amendment 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 for a Hotel to construct a building addition and utilize portions of an existing building for an Assisted Living Facility is hereby approved for the following described property:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 1641.83 FEET; THENCE SOUTH 0 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 0 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 407.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE ROUTE #74; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE ROUTE #74, A DISTANCE OF 388.49 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 02 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE ROUTE #74, A DISTANCE OF 146.12 FEET; THENCE NORTH 15 DEGREES 41 MINUTES 59 SECONDS EAST A DISTANCE OF 2.20 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET FOR AN ARC DISTANCE OF 244.87 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 212.88 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET FOR AN ARC DISTANCE OF 257.66 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF

.051 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.

Tax Identification No 14-30-101-007

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

- 1) Provide a revised landscape plan which is in compliance with the requirements of Section 8.2 of the Unified Development Code for landscaping.
- 2) Payment of \$250 per space parking impact fee or provide permeable parking surface.
- 3) Waiver to reduce the front yard setback from 20 feet to 19 feet for the entrance canopy.
- 4) Waiver to increase the building height from 45 feet to 58 feet 1 inch as shown on the elevation drawing.
- 5) Waiver to reduce the front yard setback from 20 feet to 11 feet 6 inches for a portion of the access driveway as shown on the site plan.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-1 (General Commercial) District shall remain applicable to the above-described premises, with exception to amended 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 \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel