

**AN ORDINANCE APPROVING SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR TRANSFER OF PROPERTY FOR FOUR DWELLING UNITS, FOR THE PROPERTY LOCATED AT 1106 NE JEFFERSON AVE (PARCEL IDENTIFICATION NO. 18-03-333-019), PEORIA IL**

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for the Transfer of Property for Four Dwelling Units 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 10, 2021, 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 a Special Use for Transfer of Property for Four Dwelling Units is hereby approved for the following described property:

Part of the Southwest Quarter of Section 3, Township 8 North, Range 8 East of the Fourth Principal Meridian, more particularly described as the Southwest 11 feet of Lot 16, all of Lot 17, and the Northeast 18.5 feet of Lot 18, of Block 100 of Morton, Voris, & Laveilles Addition to Peoria, a Resurvey and Subdivision of Blocks 85, 100, 107, 108, and 110, situated in the County of Peoria and State of Illinois.

Parcel Identification No. 18-03-333-019

Said Ordinance is hereby approved per the submitted Site Plan and documents (Attachment A) and the following conditions:

- 1) Provide six parking spaces which are hard surfaced, striped per required dimensions, and independently maneuverable.
- 2) Compliance with all applicable building and life safety codes.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-6 (Multi-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

\_\_\_\_\_ DAY \_\_\_\_\_, 2021.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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