

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR TOWNHOMES FOR THE PROPERTY LOCATED AT 920, 926, 934 AND 938 S SHELLEY STREET (Parcel Identification Nos. 18-17-133-007; 18-17-133-008; 18-17-133-009; 18-17-133-010), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Townhomes 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 December 1, 2022, 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 Townhomes is hereby approved for the following described property:

18-17-133-007 - CURTENIUS & GRISWOLD SUB NW 1/4 SEC 17-8-8E LOT 19 BLK 12

18-17-133-008 - CURTENIUS & GRISWOLD SUB NW 1/4 SEC 17-8-8E LOT 18 BLK 12

18-17-133-009 - CURTENIUS & GRISWOLD'S ADD NW 1/4 SEC 17-8N-8E N 27' LOT 17 BLK 12

18-17-133-010 - CURTENIUS & GRISWOLD'S ADD NW 1/4 SEC 17-8N-8E S 23' LOT 17 BLK 12

All of the foregoing being in the City of Peoria, County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plan and Elevation (Attachment A); a density waiver to 34.8 dwelling units per acre, and the following conditions:

1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add one bicycle parking space.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (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 _____, 2023.

APPROVED:

Mayor

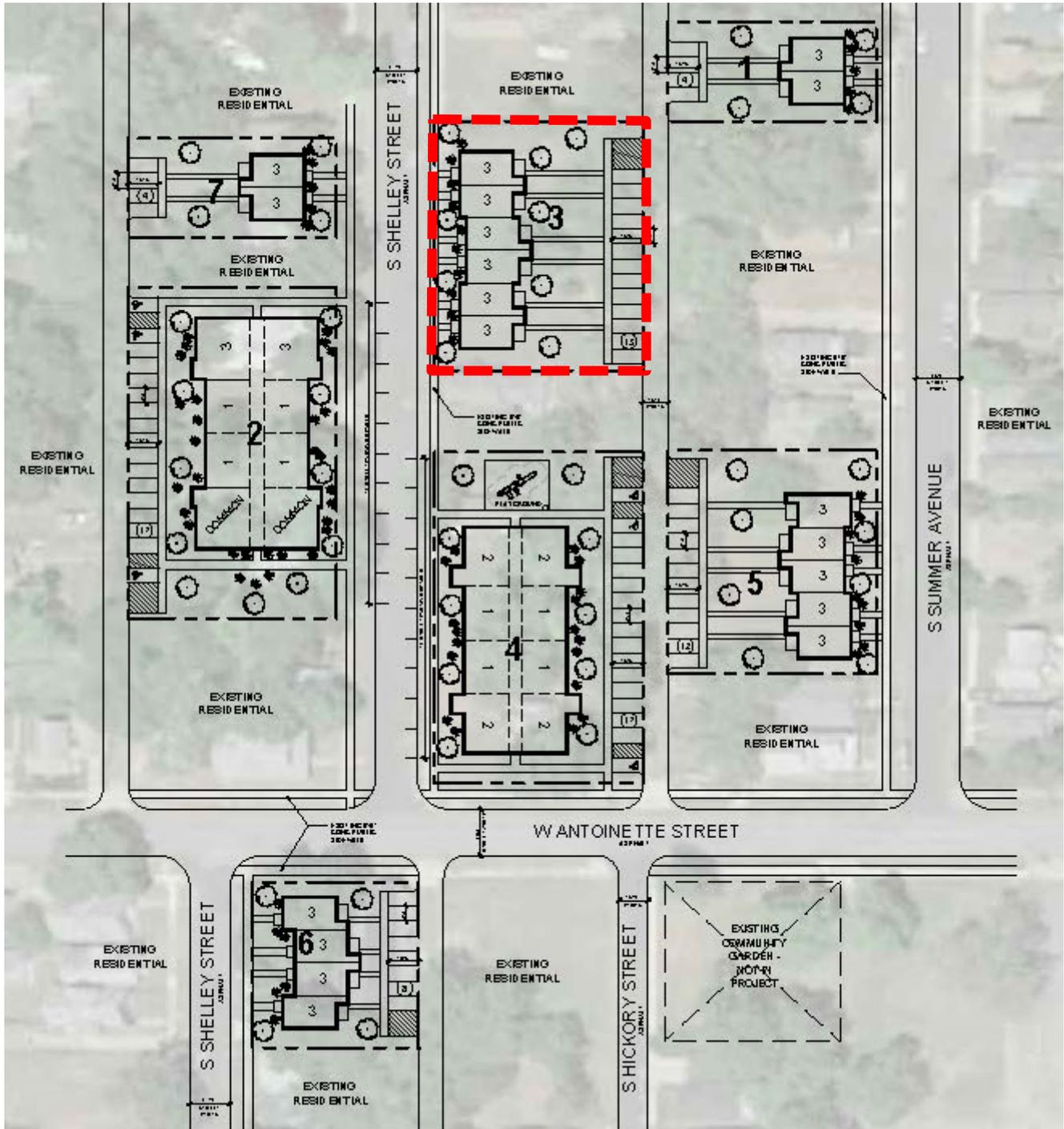
ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

Attachment A (1 of 2) to Ordinance



Preliminary Only – Not for Construction

Proposed Site Outlined in **RED**

Attachment A (2 of 2) to Ordinance

EXTERIOR FINISH LEGEND	
	FACE BRICK VENEER - GLEN - GERY CHICAGO SERIES, COLOR: "GARRISON GREY"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "BOOTHBAY BLUE"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "NAVAJO BEIGE"



BUILDING 3 ELEVATION



Preliminary Only – Not for Construction