

RESOLUTION NO.
CITY OF PEORIA

Peoria, Illinois _____, 2015

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR RIVERFRONT DRIVE DEVELOPMENT, WITH WAIVERS AND CONDITIONS, FOR THE PROPERTY LOCATED AT FOOT OF MORTON STREET (18-03-382-003), PEORIA, ILLINOIS (RESOLUTION B);

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one-half extra-territorial jurisdiction; and

WHEREAS, the Planning and Zoning Commission reviewed this request on September 3, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That a Preliminary Plat for Riverfront Drive Development (Attachment A), specifically described as attached (Attachment B), is hereby approved subject to the following waivers and conditions:

Waivers:

1. Waiver of Land Development Code Section 9.2.2., minimum local street width, to allow a 22 foot pavement width, instead of the required 34 feet, for the newly dedicated right-of-way within lot 2, on the southwest portion of the site, where Water Street extends.
2. Waiver of Land Development Code Section 9.2.2., minimum local street width, to allow a 26 foot pavement width, instead of the required 34 feet, for the newly dedicated right-of-way within lot 2, on the northeast portion of the site, where Morton Street connects. Note this will also affect the existing portion of Morton Street, as indicated on the Preliminary Plat.

Conditions:

1. The proposed right-of-way connection to the existing Water Street, near the intersection with Irving, requires clarification and resolution of the dedication status prior to approval of the final plat.
2. The submitted final plat will comply with the approved Preliminary Plat, and all other applicable requirements.
3. The approval of the preliminary plat, and subsequent final plat, is subject to the rezoning of Lot 1 to the R-8 zoning district.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS _____ DAY OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED

Corporation Counsel