

ORDINANCE 17,391

An ORDINANCE Approving a MULTIFAMILY PLAN, with Waivers and Conditions, in a Class R-8 (Multifamily District) for the Property Located at 101 Irving (Parcel Identification Numbers 18-10-106-001 through 18-10-106-003; and a portion of 18-03-361-001), Peoria, Illinois. (Council District 1)

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is zoned in a Class R-8 (Multifamily) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to approve a multifamily plan with waivers per Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on July 7, 2016, with respect to said petition, which hearing was held 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such Multifamily Plan and Waivers 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:

Section 1. That a Multifamily Plan Use is hereby approved as per the site plan and elevations, with waivers and conditions, for following described property:

TAFT HOMES REDEVELOPMENT

BEING A PART OF LOTS 1-11 IN RANGE 5 AND PART OF LOTS 1-10 IN RANGE 6 ALL BEING IN MILL'S ADDITION TO THE TOWN, NOW CITY, OF PEORIA, ALSO A PORTION OF VACATED IRVING STREET AND A 16' WIDE ALLEY BETWEEN SAID RANGE 5 AND 6, BEING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 8 NORTH, RANGE 8 EAST OF FOURTH PRINCIPAL MERIDIAN, THE PLAT OF MILL'S ADDITION BEING RECORDED IN PLAT BOOK "D", PAGE 68 IN THE OFFICE OF THE RECORDER OF PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AT THE INTERSECTION OF THE WEST LINE OF IRVING STREET AND THE NORTHWESTLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, THENCE SOUTH 48 DEGREES 29 MINUTES 38 SECONDS WEST 263.40 FEET ALONG SAID NORTHWEST RIGHT-OF-WAY LINE; THENCE NORTH 41 DEGREES 30 MINUTES 22 SECONDS WEST 120.12 FEET TO A POINT ON THE WEST LINE OF SAID RANGE 5; THENCE NORTH 01 DEGREES 14 MINUTES 44 SECONDS EAST 273.44 FEET ALONG SAID WEST LINE; THENCE NORTH 49 DEGREES 45 MINUTES 21 SECONDS EAST 367.30

FEET TO A FOUND DISK IN CONCRETE BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID IRVING STREET; THENCE SOUTH 01 DEGREES 16 MINUTES 12 SECONDS WEST 426.17 FEET ALONG SAID WEST-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING, 112,016 SQUARE FEET OR 2.572 ACRES, MORE OR LESS.

Waivers:

1. Land Development Code Section 8.1.6. Parking Schedule: Waiver to allow 1 parking space per unit, instead of 2 per unit.
2. Land Development Code Section 4.1.4. Building Envelop Standards: Waiver to allow encroachment into the required 30 feet rear yard setback.

Conditions:

1. Emergency access on the northern portion of the site must be built to accommodate a 90,000 pound vehicle and related turning radius requirements.
2. Post signs along the emergency access to indicate no parking, emergency access only.
3. The emergency access surface must be designed to allow for adequate maintenance in winter conditions.
4. Continue the proposed walkway to add pedestrian connectivity to the existing, adjacent site.
5. The existing parking lot in the northwest of the site will be removed and replaced with green space at such time as it is no longer needed for the existing, adjacent development.

Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R-8 (Single Residential) District shall remain applicable to the above-described premises, with exception to the Multifamily Plan herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

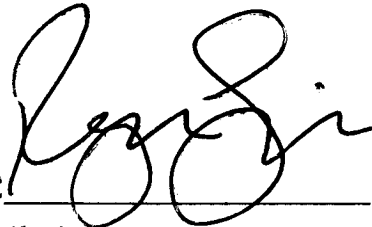
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

26th DAY OF July, 2016.

APPROVED:



Mayor

by: 

Chairman Pro Tem

ATTEST:



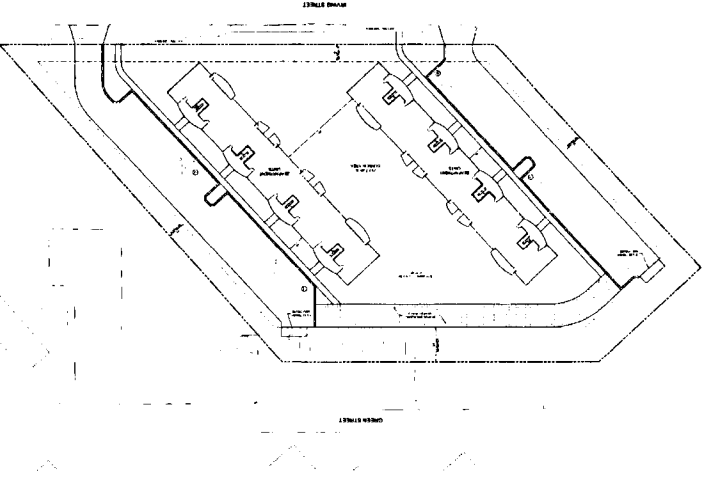
City Clerk

EXAMINED AND APPROVED:

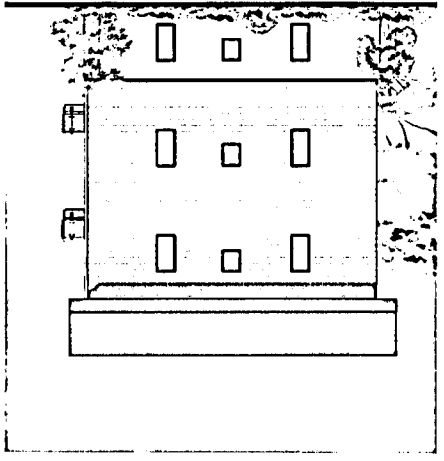


Corporation Counsel

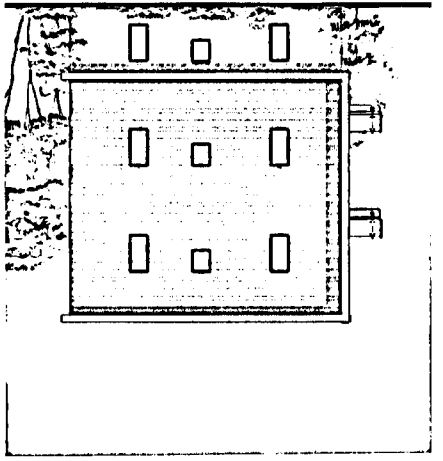
TAFI REDEVELOPMENT



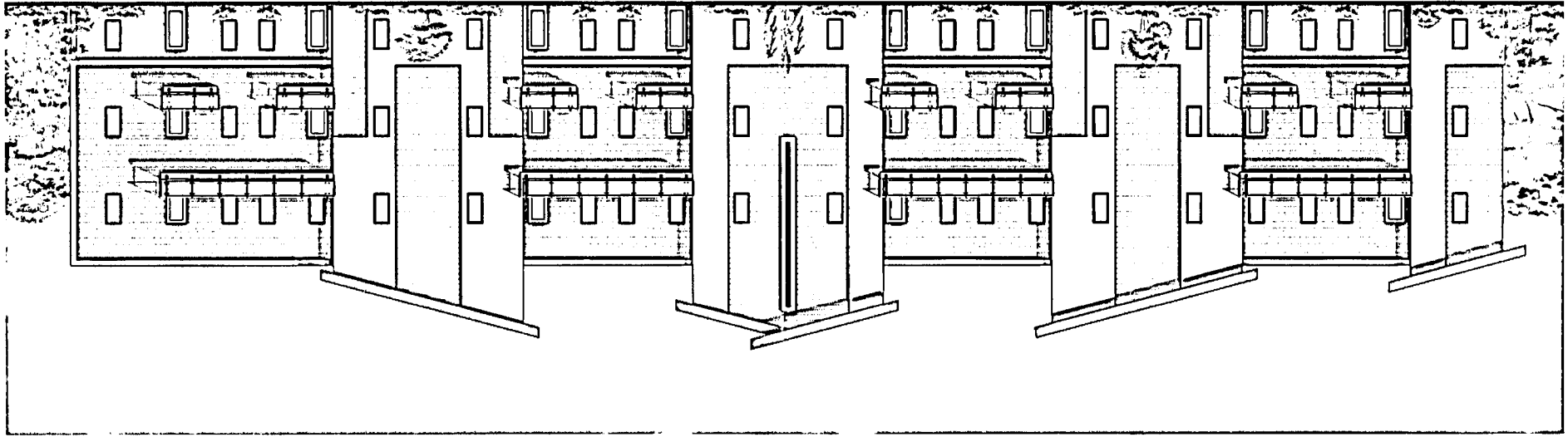
LEFT ELEVATION

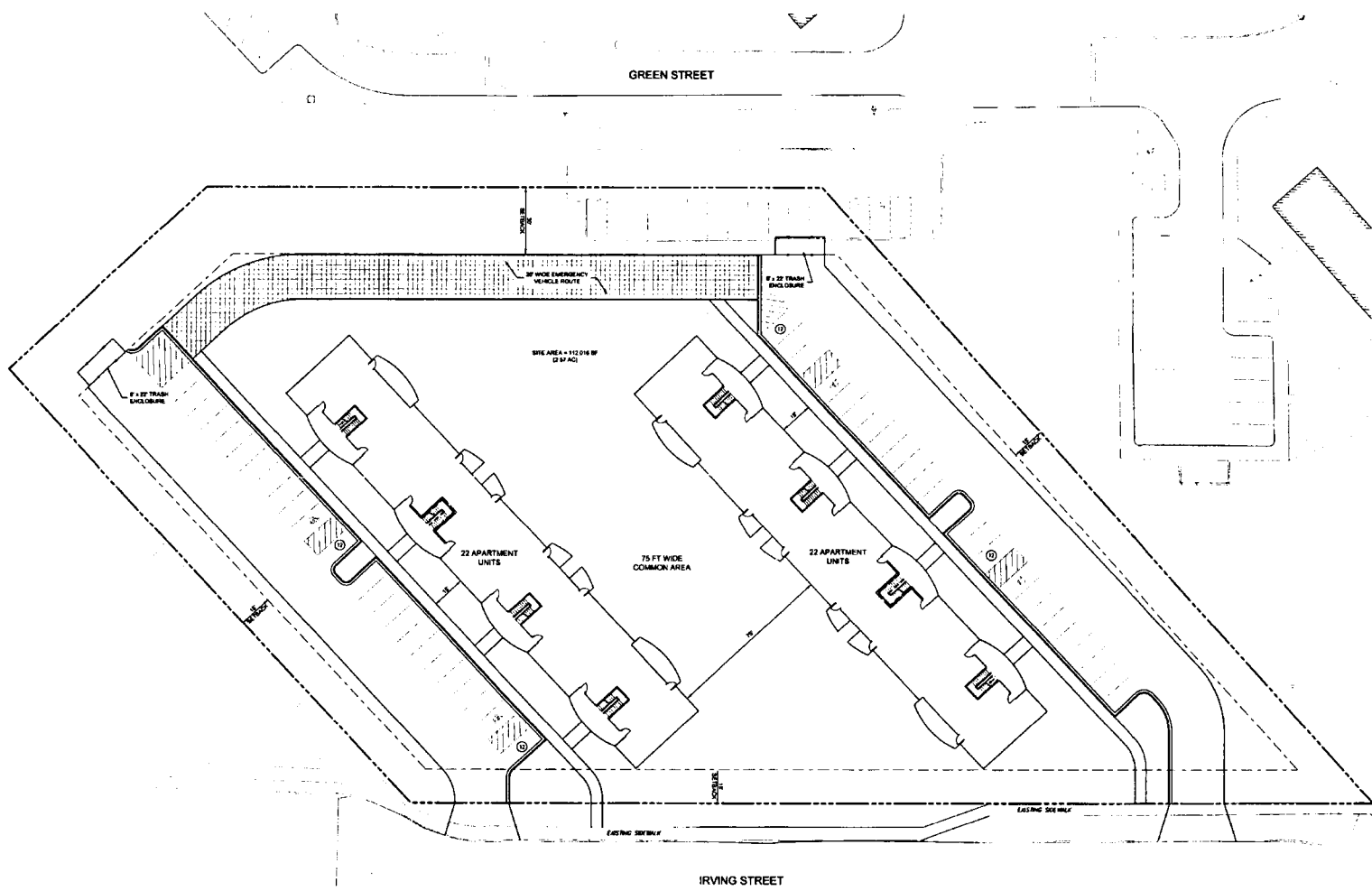


RIGHT ELEVATION



COURTYARD ELEVATION

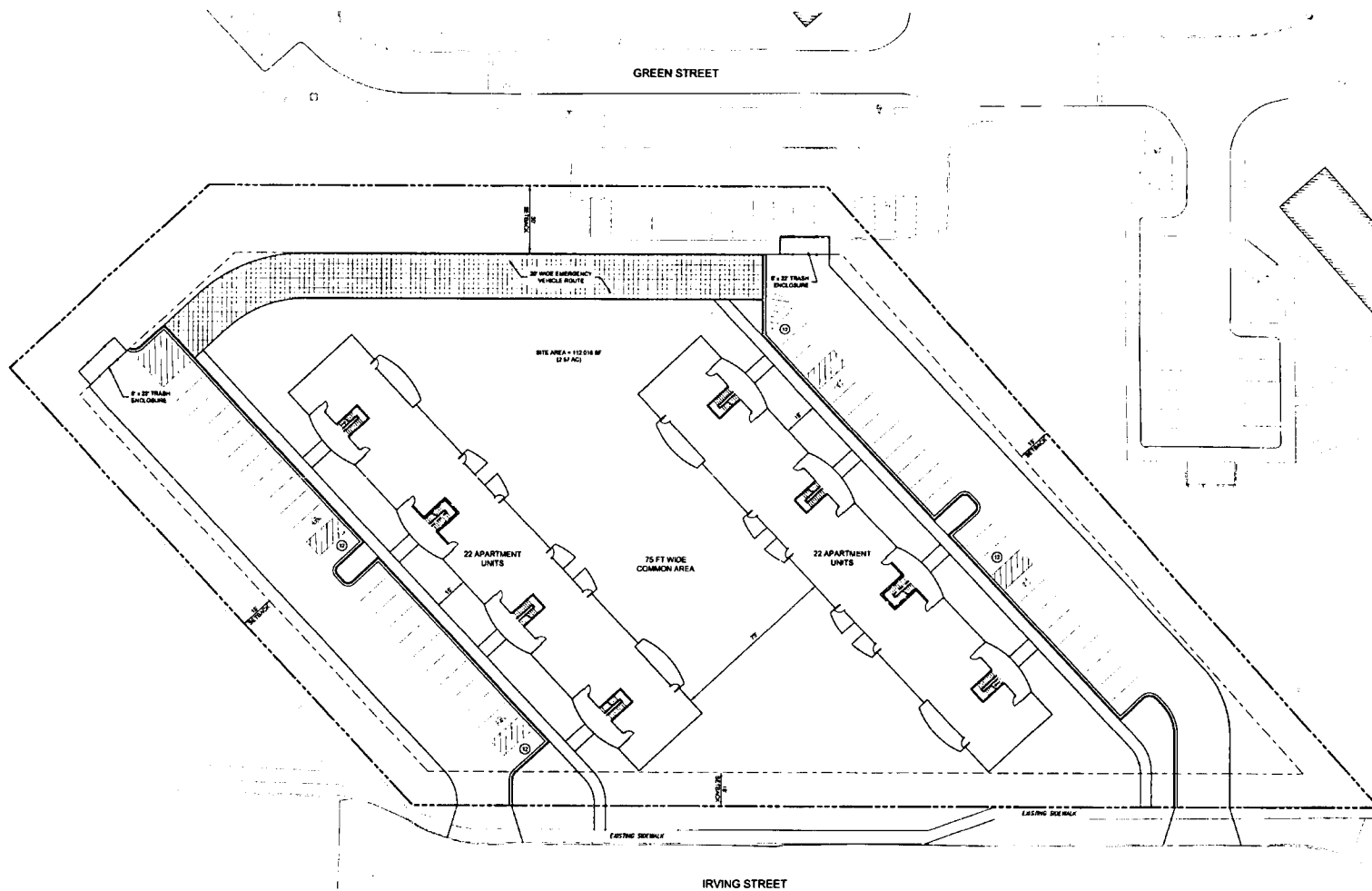




TAFT REDEVELOPMENT

CONCEPTUAL SITE PLAN
 PEORIA, ILL. | JUNE 6, 2015

PEORIA HOUSING AUTHORITY | **Farnsworth GROUP**



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CONCEPTUAL SITE PLAN
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**MULTI-FAMILY PLAN
NOT FOR CONSTRUCTION**

client:
Peoria Housing Authority

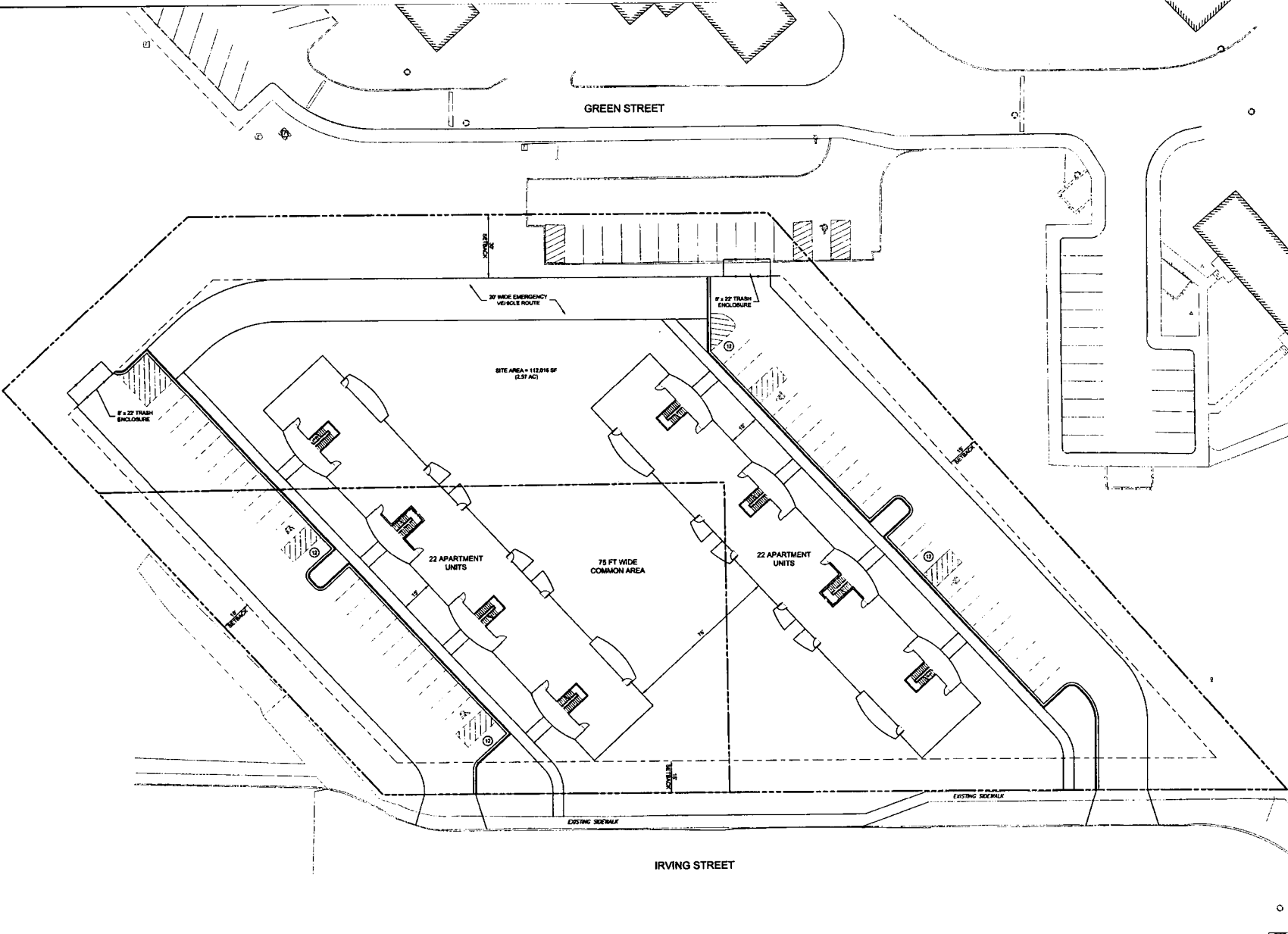
Taft Homes REDEVELOPMENT

Peoria, Illinois
Date: 05/20/2016
Design/Drawn: MPS
Reviewed: _____
Book No.: _____
Sheet Title:

CONCEPTUAL SITE PLAN

SHEET NUMBER
1

Project No.: **0720178.00**



CONCEPT SITE PLAN
SCALE: 1"=20'

Project Location: 1/12/2016 10:00 AM - 10:30 AM
Project Name: Peoria Housing Authority - Taft Homes Redevelopment
Project Number: 0720178.00
Project Status: Conceptual Site Plan
Project Date: 5/20/2016

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