

RESOLUTION NO.

CITY OF PEORIA

Peoria, Illinois _____, 2015

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR BEACHLER'S SUBDIVISION, WHICH ESTABLISHES A TWO-LOT SUBDIVISION, WITH WAIVER, FOR THE PROPERTY LOCATED AT 3623 N UNIVERSITY STREET AND IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-29-326-002 and 14-29-326-003, PEORIA, IL.

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 City Planning & Zoning Commission reviewed this request on April 2, 2015.

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

Section 1. That the preliminary plat of Beachler's Subdivision (Attachment A), a two-lot subdivision, specifically described as attached (Attachment B), is hereby approved with the following conditions and waiver:

1. When the final plat is submitted, a copy at 1" = 100' must be provided for the City records.
2. A waiver to allow parcel densities less than the minimum required in the C-2 District. The proposal includes a new subdivision with two lots, in which lot 1 will contain 22,651 square feet and lot 2 will contain 43,996 square feet.

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