

RESOLUTION NO.

CITY OF PEORIA

Peoria, Illinois _____, 2014

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR HOMOLKA SUBDIVISION, WHICH ESTABLISHES A THREE-LOT SUBDIVISION, COMPRISED OF ONE SINGLE-FAMILY LOT AND TWO DUPLEX LOTS, WITH AN OUTLOT CONTAINING AN ACCESS AND UTILITY EASEMENT, FOR THE PROPERTY LOCATED AT 3410 N KNOXVILLE AVENUE (PARCEL IDENTIFICATION NO. 14-28-451-007), PEORIA, ILLINOIS.

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 May 7, 2015.

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

Section 1. That the preliminary and final plat for Homolka Subdivision (Attachment A), a three-lot subdivision, comprised of one single-family lot and two duplex lots, with an outlot containing an access and utility easement, specifically described as attached (Attachment B), with a private driveway maintenance agreement (Attachment C) is hereby approved with the following conditions and waiver:

1. Waiver from Appendix C, Article 2.13.6.A.3, to allow two of the three lots to be designated for duplex development.
2. A waiver from Appendix C, Article 9.2.1, to allow for a private driveway to serve all three lots, as opposed to a private street
3. Revise the sixth general note to refer to the Access Easement (not a private drive) on the preliminary plat.
4. Revise scale to 1=100' on the final plat.
5. Since the driveway is within an outlot (not on private property), a maintenance agreement detailing responsibility for ownership and maintenance must be submitted and approved.
6. Storm water detention is required for this subdivision. A note should be added to both the preliminary and final plat to reflect this requirement. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years. For projects that will increase impervious area by less than 0.5 acres, storm water detention is required using the City's simplified rational method.

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