

AN ORDINANCE TO ESTABLISH A MULTIFAMILY PLAN IN A CLASS R-7 (MULTIFAMILY RESIDENTIAL) DISTRICT, AT 708-716 WAYNE STREET; 804-812 NE GLENDALE AVENUE; AND 709 – 719 MORGAN (18-04-434-001 THROUGH -005; AND 18-04-434-007 THROUGH -013), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-7 (Multifamily) District; and
WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Article 2.13 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on September 4, 2014, 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

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such multi-family plan 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. A Multi-Family Plan in the Class R7 (Multi-Family) District is hereby approved for following described property:

Lot 2, 4, and 6 in John C. Flanagan's Addition to Peoria and Lots 1, 2, 3, 4, 5, and 6 in Taylor & Blakely's Addition to Peoria. All being in the Southeast Quarter of Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, County of Peoria, State of Illinois.

Said Multi-Family Plan is approved, per the attached site plan and elevations (Attachment A), with the following conditions:

Conditions

1. Items not specifically addressed will be required to meet applicable codes, including dumpster and mechanical screening requirements.
2. All applicable permits must be obtained.

Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R7 (Multi-Family) shall apply to the above-described premises.

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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel