

RESOLUTION NO.

CITY OF PEORIA

Peoria, Illinois _____, 2014

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR ACCESS PEORIA SITE 3 SUBDIVISION, WHICH ESTABLISHES ONE SINGLE-FAMILY DUPLEX LOT, WITH WAIVERS, FOR THE PROPERTY LOCATED AT 1915 N PEORIA AVENUE AND IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-33-453-032, 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 July 3, 2014.

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

Section 1. That the preliminary and final plat of Access Peoria Site 3 Subdivision (Attachment A), a one-lot subdivision for duplex development, specifically described as attached (Attachment B), is hereby approved with the following conditions and waivers:

1. Add two address blocks to each plat and submit to Public Works before filing final plat.
2. Old driveways and sidewalks within the ROW shall be removed.
3. Deteriorated or non-existent curb shall be replaced to City standards.
4. Any sidewalks within City ROW damaged during construction shall be replaced to City standards.
5. A waiver from Appendix C, Article 2.13.6.A.3., to allow a duplex in a subdivision having fewer than five lots.
6. A waiver from Appendix C, Article 4.1.1.D., to allow a density of 12.27 units per acre, in excess of the permitted maximum density of 11.62 units per acre in the R-4 Single-Family Residential District.

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