

**RESOLUTION NO.**

CITY OF PEORIA

Peoria, Illinois \_\_\_\_\_, 2018

**A RESOLUTION APPROVING THE FINAL PLAT FOR BRUMMIT 360 SUBDIVISION, ESTABLISHING A TWO-LOT SUBDIVISION CONTAINING A DUPLEX, WITH WAIVERS, FOR THE PROPERTY LOCATED AT 902-906 AUSTIN DRIVE AND IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-20-226-009, 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 March 1, 2018.

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

Section 1. That the final plat of Brummit 360 (Exhibit A), a two-lot subdivision containing a duplex, specifically described as attached (Exhibit B), is hereby approved with the following conditions and waiver:

1. A fee in lieu of sidewalk must be provided for the property frontage along Austin Drive.
2. A waiver from the maximum allowed density in an R-1 (Single-Family Residential) District to allow two dwelling units on a .55 acre site.
3. A waiver from the required front and side yard setbacks in an R-1 (Single-family Residential) District to allow the existing structure to remain at the setbacks, as shown on the subdivision plat.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

<p>EXAMINED AND APPROVED</p> <p>_____</p> <p>Corporation Counsel</p>
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