

ORDINANCE NO. 17,857

AN ORDINANCE APPROVING SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR TRANSFER OF PROPERTY FOR FOUR DWELLING UNITS, FOR THE PROPERTY LOCATED AT 1106 NE JEFFERSON AVE (PARCEL IDENTIFICATION NO. 18-03-333-019), PEORIA IL

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for the Transfer of Property for Four Dwelling Units under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on June 10, 2021, 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 & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use 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, AS FOLLOWS:

Section 1. That a Special Use for Transfer of Property for Four Dwelling Units is hereby approved for the following described property:

Part of the Southwest Quarter of Section 3, Township 8 North, Range 8 East of the Fourth Principal Meridian, more particularly described as the Southwest 11 feet of Lot 16, all of Lot 17, and the Northeast 18.5 feet of Lot 18, of Block 100 of Morton, Voris, & Laveilles Addition to Peoria, a Resurvey and Subdivision of Blocks 85, 100, 107, 108, and 110, situated in the County of Peoria and State of Illinois.

Parcel Identification No. 18-03-333-019

Said Ordinance is hereby approved per the submitted Site Plan and documents (Attachment A) and the following conditions:

- 1) Provide six parking spaces which are hard surfaced, striped per required dimensions, and independently maneuverable.
- 2) Compliance with all applicable building and life safety codes.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-6 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.



Parcel ID	1803333019	Total Living Area Sq. Ft.	2,264
Owner Name	MOORE, MICHAEL E	Main Living Area Sq. Ft.	1,118
Owner Address 1	122 MOUSHON DR	Basement Sq. Ft.	1,118
Owner Address 2		Finished Basement Sq. Ft.	0
Owner City	EAST PEORIA	Recreation Area Sq. Ft.	0
Owner State	IL	Attached Garage Sq. Ft.	0
Owner Zip	61611	Detached Garage Sq. Ft.	0
Property Type	Multi-Fam	Air Conditioning	N
Property Address	1106 NE JEFFERSON AVE	Bedrooms	4
Property City	PEORIA	Full Baths	4
Property State	IL	Half Baths	0
Property Zip	61603	Fire Places	0
Tax Code	001	Grade	D+5
Neighborhood Number	44452	Condition	Fair
Legal Description	MORTON'S RES'Y & SUB SW 1/4 SEC 3-8-8E SW 11' LOT 16; ALSO ALL LOT 17; ALSO NE 18. .5' LOT 18 BLK 100 (74-12868/82-15540)	Land Assessment	\$1,450
House Style	Four Plex	Building Assessment	\$8,590
Stories	2 Story	Total Assessed Value	\$10,040
Exterior Construction	Composition	Bldg Assmt Per SqFt	\$3.79
Year Built	1920	Acres	0.17
Effective Year Built	1920		



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester

Map Scale
1 inch = 42 feet
4/19/2021