

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR APARTMENTS FOR THE PROPERTY LOCATED AT 901, 903, 905, 909 AND 911 W MC BEAN STREET AND 900, 904, 906, 908, 910, 912, 914, 916, 918 AND 920 W JOHNSON STREET (PARCEL IDENTIFICATION NOS. 18-08-419-002, 18-08-419-003, 18-08-419-004, 18-08-419-005, 18-08-419-006, 18-08-419-007, 18-08-419-008, 18-08-419-009, 18-08-419-010, 18-08-419-011, 18-08-419-018, 18-08-419-019, 18-08-419-020, 18-08-419-021, 18-08-419-022), PEORIA IL.**

WHEREAS, the property herein described is now zoned in a Class CN (Neighborhood Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for Apartments 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 December 1, 2022, 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 Apartments is hereby approved for the following described property:

- 18-08-419-022 - BERRIANS ADD SE 1/4 SEC 8-8-8E E 1/2 LOT 14 BLK 10
- 18-08-419-021 - BERRIANS ADD SE 1/4 SEC 8-8-8E W 1/2 LOT 14 BLK 10
- 18-08-419-020 - BERRIANS ADD SE 1/4 SEC 8-8-8E LOT 13 BLK 10
- 18-08-419-019 - BERRIANS ADD SE 1/4 SEC 8-8-8E E 1/2 LOT 12 BLK 10
- 18-08-419-018 - BERRIANS ADD SE 1/4 SEC 8-8-8E W 1/2 LOT 12 BLK 10
- 18-08-419-011 - BERRIANS ADD SE 1/4 SEC 8-8-8E LOT 1 & E 17' LOT 2 BLK 10
- 18-08-419-010 - BERRIANS ADD SE 1/4 SEC 8-8-8E W 43' LOT 2 BLK 10
- 18-08-419-009 - BERRIAN'S ADD SE 1/4 SEC 8-8-8E E 1/2 LOT 3 BLK 10; ALSO BEG NW COR E 1/2 LOT 3 BLK 10: TH W 1' S 14' W 1' S 43.5' E 2' N TO POB PT LOT 3
- 18-08-419-008 - BERRIAN'S ADD SE 1/4 SEC 8-8-8E W 1/2 LOT 3 BLK 10 (EXC BEG NE COR THEREOF: TH W 1' S 14' W 1' S 43.5' E 2' N TO N LN SD LOT 3 & POB)
- 18-08-419-007 - BERRIANS ADD SE 1/4 SEC 8-8-8E E 31.7' LOT 4 BLK 10
- 18-08-419-006 - BERRIANS ADD SE 1/4 SEC 8-8-8E W 18.3' LOT 4 BLK 10
- 18-08-419-005 - BERRIANS ADD SE 1/4 SEC 8-8-8E E 1/2 LOT 5 BLK 10
- 18-08-419-004 - BERRIANS ADD SE 1/4 SEC 8-8-8E W 1/2 LOT 5 BLK 10

18-08-419-003 - BERRIANS ADD SE 1/4 SEC 8-8-8E E 24' LOT 6 BLK 10

18-08-419-002 - BERRIAN'S ADD SE 1/4 SEC 8-8N-8E W 26' LOT 6 BLK 10

All of the foregoing being in the City of Peoria, County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plan and Elevation (Attachment A); a building height waiver to four stories; a parking setback waiver to five feet, and a density waiver to 37.33 dwelling units per acre, and the following conditions:

1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add five bicycle parking spaces.

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

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 \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
Mayor

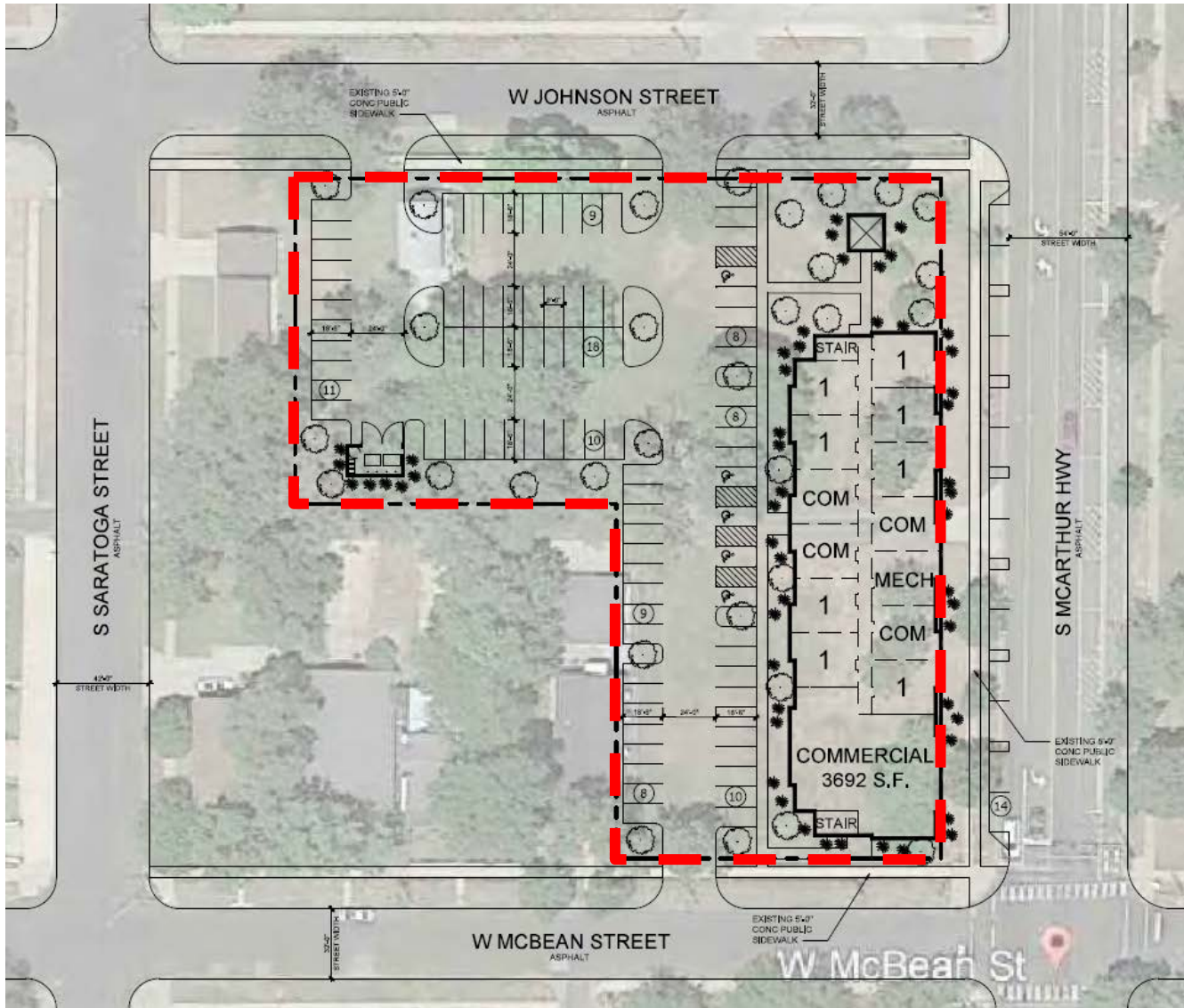
ATTEST:

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

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel




Attachment A (1 of 2) to Ordinance



Preliminary Only – Not for Construction

Proposed Site Outlined in RED

**Attachment A (2 of 2) to Ordinance**

EXTERIOR FINISH LEGEND	
	FACE BRICK VENEER: GLEN -GERY CHICAGO SERIES, COLOR: "GARRISON GREY"
	FIBER CEMENT SIDING - BOARD AND BATTEN STYLE: JAMES HARDIE 4'X8' FLAT PANEL, COLORS: "NAVAJO BEIGE"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 8' REVEAL, COLORS: "MOUNTAIN SAGE"



**BUILDING ELEVATION**

1/32"=1'-0"

A  
02

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