

**AN ORDINANCE AMENDING EXISTING SPECIAL USE ORDINANCE NO. 15,194 IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A RESIDENTIAL CLUSTER DEVELOPMENT TO BUILD A DUPLEX WITH WAIVERS FOR THE PROPERTIES LOCATED AT 5723 AND 5727 W WOODBRIAR LN (PARCEL IDENTIFICATION NOS. 13-15-276-007 AND 13-15-276-006), PEORIA, IL.**

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use to build a duplex with waivers 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 January 5, 2023, 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 the amendment of 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 an amendment to an existing Special Use to build a duplex with waivers is hereby approved for the following described property:

LOTS 29A, 29B, 30A AND 30B ALL IN VILLAGE GRANDE AT ANCIENT OAKS, A RE-SUBDIVISION OF LOT 23 IN ANCIENT OAKS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15 AND A PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 8, PAGE 1, SITUATED IN PEORIA COUNTY, ILLINOIS

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

1. Waiver to decrease the setback from the back of the curb to the face of the garage from 25ft to 21.6ft.
2. Waiver to decrease the rear yard setback from 25ft to 16.6ft.
3. Condition for driveway width, in the required front yard, not to exceed 20ft in width.
4. Condition to apply for a separate building permit for the gravity retention wall prior to the permitting and construction of the duplexes.
5. Condition to provide a tract survey reflecting the new property lines.
6. The rear yard deck may not be enclosed as it does not meet the 25-foot required rear yard setback.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single Family Residential) 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 \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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