

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR ADDITIONAL DWELLING UNITS IN AN ACCESSORY STRUCTURE FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-04-329-014, WITH AN ADDRESS OF 255 NE RANDOLPH AVENUE, 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 Additional Dwelling Units in an Accessory Structure 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 August 2, 2018, 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 Four (4) Additional Dwelling Units in an Accessory Structure is hereby approved for the following described property:

Lot 9 and the Southerly One-Half of Lot 10 adjoining said Lot 9, all in Block 13 in the Second Division of Pulsifer's Addition to the City of Peoria, situated in the City of Peoria, County of Peoria, and State of Illinois.

PIN: 18-04-329-014

Said Ordinance is hereby approved per the submitted Site Plan documents (Attachment A), and with the following condition and waivers:

- 1) Obtain the necessary building permits and Historic Preservation Commission approval prior to commencing any interior or exterior work on the main house and carriage house.
- 2) Waiver to increase density from the district standard of 15.02 to 50 dwelling units per acre. Note the current density is 34.9 dwelling units per acre.
- 3) Waiver to reduce the number of required off-street parking spaces from 20 to 4.
- 4) Waiver to eliminate the requirement for a garbage dumpster enclosure as long as dumpster is placed behind the carriage house and accessible from the alley.

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.

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 _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel