

**ORDINANCE 17,485**

**ORDINANCE APPROVING A PRELIMINARY PLAT WITH A WAIVER FROM THE UDC SUBDIVISION REQUIREMENTS SECTION 2.13.13.B.6. REGARDING ACCESS TO STREET FRONTAGE, FOR THE PROPERTY LOCATED AT 1322 AND 1400 NE JEFFERSON AVENUE (PARCEL IDENTIFICATION NO. 14-03-401-003 AND PART OF 18-03-401-002, PEORIA, ILLINOIS (COUNCIL DISTRICT 1)**

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family) District; and  
WHEREAS, a petition was received requesting a waiver from Unified Development Code Section 2.13.13.b.6 from the requirement to provide access to street frontage in a Class R-4 (Single Family) District;  
and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.13 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on July 6, 2017, with respect to said petition, which hearing was held 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered;  
and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such waiver 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:

Section 1. A waiver from the Unified Development Code Section 2.13.13.b.6 from the requirement to provide access to street frontage is hereby granted for the following described property:

LEGAL DESCRIPTION

(3503 SQ. FT. - 0.080 ACRES)

A PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 122 AND PART OF LOT 23 IN BLOCK 102 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA AND SUBDIVISION OF BLOCKS NUMBERED 102, 106 AND 109 IN MORTON, VORIS, AND LAVILLE'S ADDITION TO THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N35°-46'-28"W ALONG A LINE BEING PARALLEL TO, AND 9.50 FEET NORMAL DISTANCE NORTHEASTERLY OF, THE

SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 44.27 FEET; THENCE S54°-13'-32"W, A DISTANCE OF 77.68 FEET; THENCE S35°-46'-33"E, A DISTANCE OF 45.93 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 7, 8, 9, AND 10, A DISTANCE OF 77.70 FEET, TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.


Said Ordinance is hereby approved per the preliminary plat and application, with the following condition: A Final Subdivision plat will be submitted for approval.

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Residential) District shall remain applicable to the above-described premises.

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

25th DAY OF July, 2017.

APPROVED:  
  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:  
  
\_\_\_\_\_  
Corporation Counsel