

ORDINANCE NO. 17,146

AN ORDINANCE TO ESTABLISH A MULTIFAMILY PLAN IN A CLASS R-7 (MULTIFAMILY RESIDENTIAL) DISTRICT, AT 708-716 WAYNE STREET; 804-812 NE GLENDALE AVENUE; AND 709 – 719 MORGAN (18-04-434-001 THROUGH -005; AND 18-04-434-007 THROUGH -013), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-7 (Multifamily) District; and
WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Article

2.13 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on September 4, 2014, 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

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such multi-family plan 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 Multi-Family Plan in the Class R7 (Multi-Family) District is hereby approved for following described property:

Lot 2, 4, and 6 in John C. Flanagan's Addition to Peoria and Lots 1, 2, 3, 4, 5, and 6 in Taylor & Blakely's Addition to Peoria. All being in the Southeast Quarter of Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, County of Peoria, State of Illinois.

Said Multi-Family Plan is approved, per the attached site plan and elevations (Attachment A), with the following conditions:

Conditions

1. Items not specifically addressed will be required to meet applicable codes, including dumpster and mechanical screening requirements.
2. All applicable permits must be obtained.

Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R7 (Multi-Family) shall apply 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

9th DAY OF September, 2014.

APPROVED:



Mayor

ATTEST:



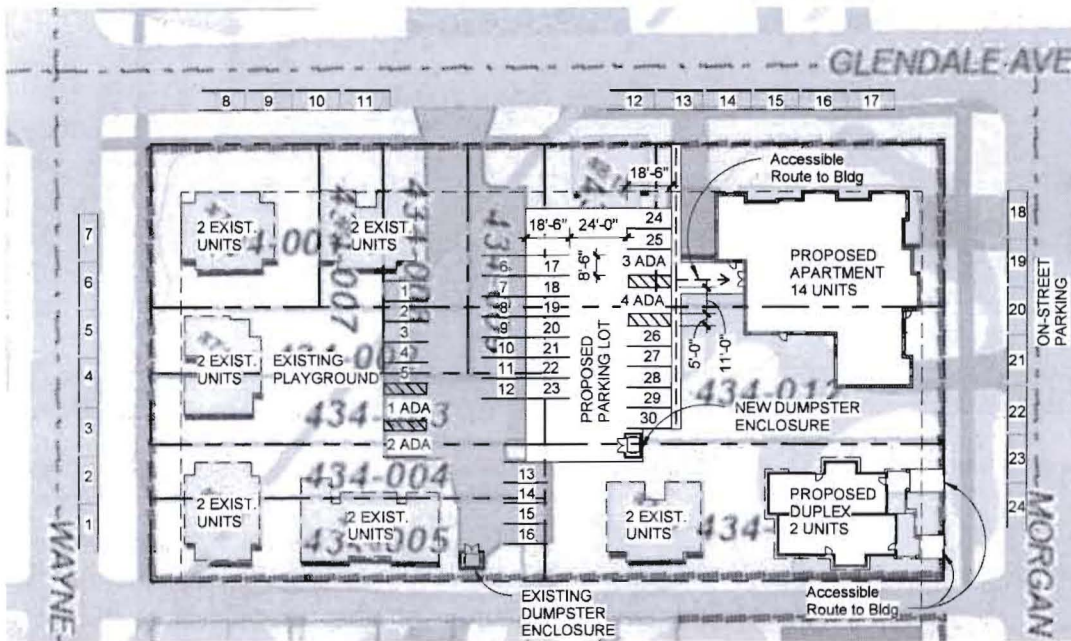
City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Note: Any damaged or uneven sidewalks will be replaced or repaired during construction as per city requests. Per Public Works, a sidewalk will be constructed along the entire property.



Glendale Commons Site Plan

Scale: 1" = 50'-0"

LOTS:	Address	Area
18-04-434-001	716 Wayne St.	0.11
18-04-434-002	714 Wayne St.	0.11
18-04-434-003	712 Wayne St.	0.11
18-04-434-004	710 Wayne St.	0.1
18-04-434-005	708 Wayne St.	0.12
18-04-434-007	804 NE Glendale Ave.	0.04
18-04-434-008	806 NE Glendale Ave.	0.06
18-04-434-009	808 NE Glendale Ave.	0.07
18-04-434-010	812 NE Glendale Ave.	0.07
18-04-434-011	719 Morgan St.	0.19
18-04-434-012	717 Morgan St.	0.22
18-04-434-013	709-711 Morgan St.	0.22

Total Acreage: 1.42

of Units Allowed per R7: 20 per acre = 28 Units

UNITS:
 12 Existing Units
 16 Proposed
 Total: 28 Units

DUMPSTER:
 1 Existing
 1 Proposed
 Total: 2 Dumpster Enclosures

Existing: 8'-0" tall wooden enclosure w/ chain link gate
 Proposed: 8'-0" tall vinyl enclosure w/ chain link gate
 Note: (if existing is 6'-0" tall we will adjust the height as needed)

SETBACKS: Equal to or greater than existing buildings on block

PARKING SPACES: **REQUIRED (2 Per Unit)**
 3 ADA (11'-0"x18'-6" w/ 5' Aisle)
 53 Regular (8'-6"x18'-6")
 Total: 56 Spaces

PROPOSED
 4 ADA
 30 Regular
 24 On-Street
 Total: 58 Spaces

Site Information



Apartment Northeast Elevation (Morgan St.)

Scale: 1" = 10'-0"



Duplex - Northeast Elevation (Morgan St.)

Scale: 1" = 10'-0"

Farnsworth
GROUP
7707 N. KNOXVILLE AVENUE, SUITE 100
PEORIA, ILLINOIS 61614
(309) 689-9888 / info@f-w.com

South Side Office of Concern
Glendale Commons

Elevation

Project No: 0140388.00
Drawn by: JSA
Reviewed: JST
Date: 6/15/2014

A2.0

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Apartment Northwest Elevation (Glendale Ave.)

Scale: 1" = 10'-0"



Duplex Northwest Elevation

Scale: 1" = 10'-0"

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7707 N. KNOXVILLE AVENUE, SUITE 100
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Elevation

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Reviewed: EAD
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A2.1

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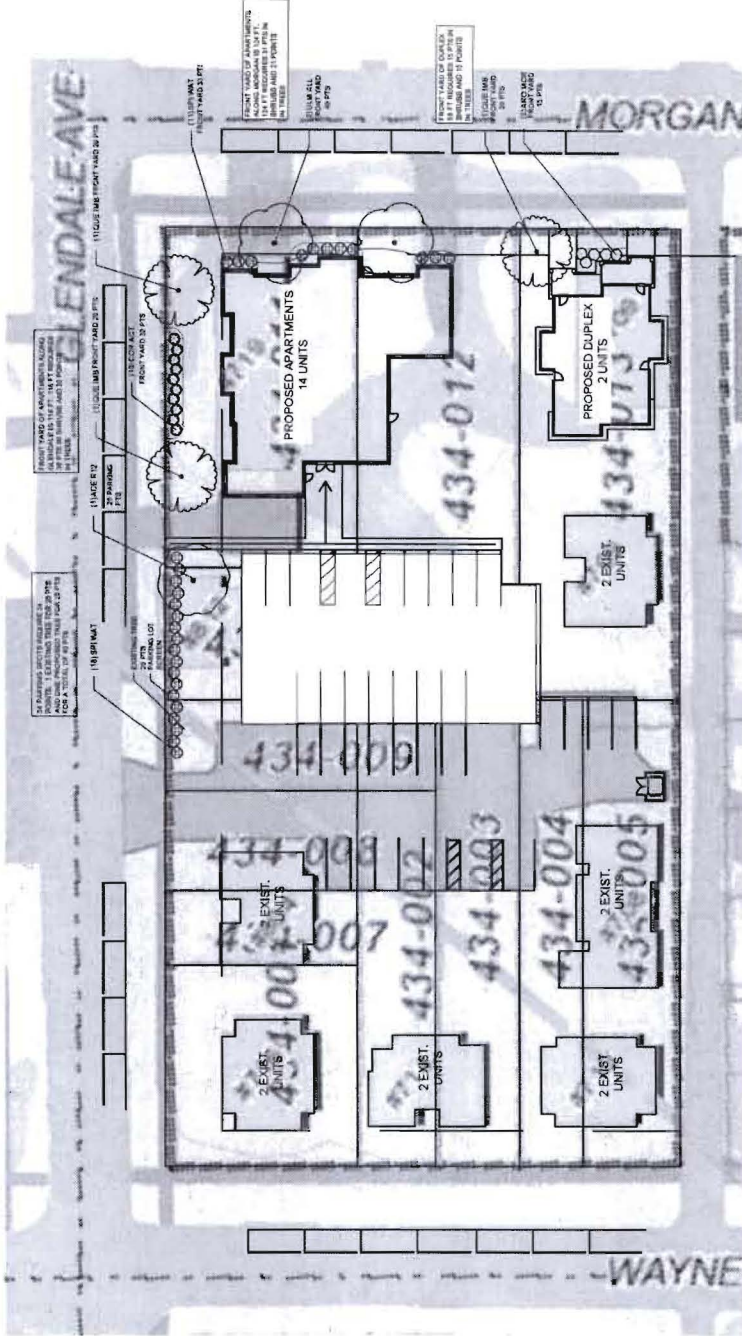
Farnsworth
GROUP
1931 N. ANDERSON AVE. SUITE 100
FLORIDA, CALIFORNIA 91374
2025.000.0000 | farnsworth.com

www.farnsworth.com
Services: Architecture | Interiors | Landscape
2025

PROJECT
South Side Office of Councilman
Glendale Commons

DATE: 06-19-14
DESIGN/DRAWN: BTH/ETH
REVIEWED: BTH
SCALE: 1" = 16'-0"

PROJECT NAME: **Planting Plan**
L110
PROJECT NO.: **NO. 17,146**
PROJECT NO.: 01-40395.00



PLANT SCHEDULE

SYMBOL	PLANT NAME	COMMON NAME	SIZE
1	Quercus agrifolia	Live Oak	2'-0" Cal
2	Quercus laevis	Water Oak	2'-0" Cal
3	Quercus macrocarpa	Shingle Oak	2'-0" Cal
4	Quercus prinus	White Oak	2'-0" Cal
5	Quercus rubra	Red Oak	2'-0" Cal
6	Quercus sp.	White Oak	2'-0" Cal
7	Quercus sp.	Red Oak	2'-0" Cal
8	Quercus sp.	White Oak	2'-0" Cal
9	Quercus sp.	Red Oak	2'-0" Cal
10	Quercus sp.	White Oak	2'-0" Cal
11	Quercus sp.	Red Oak	2'-0" Cal
12	Quercus sp.	White Oak	2'-0" Cal
13	Quercus sp.	Red Oak	2'-0" Cal
14	Quercus sp.	White Oak	2'-0" Cal
15	Quercus sp.	Red Oak	2'-0" Cal
16	Quercus sp.	White Oak	2'-0" Cal
17	Quercus sp.	Red Oak	2'-0" Cal
18	Quercus sp.	White Oak	2'-0" Cal
19	Quercus sp.	Red Oak	2'-0" Cal
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28	Quercus sp.	White Oak	2'-0" Cal
29	Quercus sp.	Red Oak	2'-0" Cal
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49	Quercus sp.	Red Oak	2'-0" Cal
50	Quercus sp.	White Oak	2'-0" Cal
51	Quercus sp.	Red Oak	2'-0" Cal
52	Quercus sp.	White Oak	2'-0" Cal
53	Quercus sp.	Red Oak	2'-0" Cal
54	Quercus sp.	White Oak	2'-0" Cal
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64	Quercus sp.	White Oak	2'-0" Cal
65	Quercus sp.	Red Oak	2'-0" Cal
66	Quercus sp.	White Oak	2'-0" Cal
67	Quercus sp.	Red Oak	2'-0" Cal
68	Quercus sp.	White Oak	2'-0" Cal
69	Quercus sp.	Red Oak	2'-0" Cal
70	Quercus sp.	White Oak	2'-0" Cal
71	Quercus sp.	Red Oak	2'-0" Cal
72	Quercus sp.	White Oak	2'-0" Cal
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81	Quercus sp.	Red Oak	2'-0" Cal
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91	Quercus sp.	Red Oak	2'-0" Cal
92	Quercus sp.	White Oak	2'-0" Cal
93	Quercus sp.	Red Oak	2'-0" Cal
94	Quercus sp.	White Oak	2'-0" Cal
95	Quercus sp.	Red Oak	2'-0" Cal
96	Quercus sp.	White Oak	2'-0" Cal
97	Quercus sp.	Red Oak	2'-0" Cal
98	Quercus sp.	White Oak	2'-0" Cal
99	Quercus sp.	Red Oak	2'-0" Cal
100	Quercus sp.	White Oak	2'-0" Cal



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Map Scale
1 inch = 200 feet
8/26/2014