

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-8 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A ROOMING HOUSE (RONALD MCDONALD HOUSE) FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 18-04-476-006 AND 18-04-476-007, WITH AN ADDRESS OF 401-405 NE MONROE AVENUE, PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class R-8 (Multi-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Rooming House 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 July 5, 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 a Rooming House is hereby approved for the following described property:

Legal Description:

PARCEL 1: LOT 7 IN BLOCK 39 OF UNDERHILL'S ADDITION TO THE CITY OF PEORIA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "G", PAGE 75, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 2: LOT 8 IN BLOCK 39 OF UNDERHILL'S ADDITION TO THE CITY OF PEORIA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "G", PAGE 75, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 18-04-476-006 AND 18-04-476-007

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and Elevation Rendering (Attachment B), and with the following conditions and waivers:

- 1) Provide a landscaping plan in conformance with the Unified Development Code prior to issuance of a building permit.
- 2) Freestanding sign cannot exceed 5 feet in height and 20 sq. ft. in area and must be designed to be compatible with the surrounding character of the neighborhood.
- 3) Relocate the refuse enclosure to within the boundaries of the subject property.

- 4) Waiver to reduce the front yard setback from 15 feet to 10 feet and the rear yard setback from 30 feet to 25 feet.
- 5) Waiver to reduce the interior side yard setback for accessory structures from 6 feet to 1.5 feet and eliminate setback requirements from the principal structure and other accessory structures.
- 6) Waiver to increase the number of allowed signs from one to three. This includes two wall signs and one freestanding monument sign.
- 7) Waiver to increase the density from 43 to 82 dwelling units per acre.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-8 (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