

**ORDINANCE NO. 17,966**

**AN ORDINANCE REZONING PROPERTY FROM A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 2919 W GARDEN STREET (PARCEL IDENTIFICATION NO. 18-18-156-001), PEORIA, IL**

WHEREAS, the properties herein described is now zoned Class R-4 (Single Family Residential); and

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 7, 2022, 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 & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning 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 Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class C-N (Neighborhood Commercial) District instead of R-4 (Single Family Residential) Districts:

Legal Descriptions:

All the South Half of Lot 2 in Darst and Teesen's Subdivision of the Southwest Quarter of the Northwest Quarter of Section 18, Township 8 North, Range 8 East of the Fourth Principal Meridian; situated in the County of Peoria, in the State of Illinois

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

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 26th DAY OF

April 26th, 2022.

APPROVED:

Mayor

Reta Ali

ATTEST:

City Clerk

Stefanie Javor

EXAMINED AND APPROVED:

Corporation Counsel

Chrissie F. Kapustka