

AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 603 W. NEBRASKA AVENUE (PARCEL IDENTIFICATION NUMBER 14-33-352-016), PEORIA, IL.

WHEREAS, the properties herein described are now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said petition was directed to the Zoning Commission as directed by Article 2.8 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Zoning Commission has been petitioned to rezone certain properties and grant a Special Use for a public school and accessory athletic facilities under the provisions of Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on March 5, 2015, with respect to said petitions, 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 Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning and such 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:

Section 1. That Appendix C, the Land Development Code of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to C-N (Neighborhood Commercial) District instead of Class R-4 (Single-Family Residential) District:

Legal Description

Lots 16, 17, and 18 in DISTLER'S SUBDIVISION of Lot 5 of Proctor's Subdivision of the Southwest part of the Southwest Quarter of Section 33, Township 9 North Range 8 East of the Fourth Principal Meridian, according to the Plat thereof recorded on December 29, 1890 in the Plat Book "C", page 22; situate, lying and being in the County of Peoria and State of Illinois; AND the East Half of the vacated alley as vacated by Ordinance No. 7090 recorded in Book

1121, page 691, lying West if adjacent to the above described tract, situated in the County of Peoria and State of Illinois.

P.I.N.: 1433352016

Property Address: 603 W. Nebraska Ave, Peoria, IL 61604

Section 2. All provisions of Appendix C, the Land 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. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class C-N (Neighborhood Commercial) District shall remain applicable to the above-described premises.

Section 4. 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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel