

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-8 (MULTI-FAMILY RESIDENTIAL) DISTRICT, CLASS C-G (GENERAL COMMERCIAL) DISTRICT, AND CLASS I-2 (RAILROAD/WAREHOUSE) DISTRICT, TO A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND RESCIND A MULTI-FAMILY PLAN ADOPTED BY ORDINANCE NO. 17,264, FOR THE PROPERTY LOCATED AT THE FOOT OF MORTON STREET, (PARCEL IDENTIFICATION NO. 18-03-382-003), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-8 (Multi-Family Residential) District, Class C-G (General Commercial) District, and Class I-2 (Railroad/Warehouse) District; 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 December 6, 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 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 and rescinding of a 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, 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 R-3 (Single Family Residential) District instead of Class R-8 (Multi-Family Residential) District, Class C-G (General Commercial) District, and Class I-2 (Railroad/Warehouse) District and rescinding the multi-family plan previously approved by Ordinance No. 17,264:

Legal Description:

South 1/2 of Section 3, Township 8 North, Range 8 East & the Northwest ¼ of Section 10, Township 8 North, Range 8 East Tract as Described per Document #82-06825; Also beginning at Harbor Point #13; Thence Northwest 393.18 feet Northeast 386.92 feet Southeast 80.02 feet to point of beginning (Except all that part thereof lying southwest of the southwest line of Lot 25 Mill's Addition; Also South 1/2 Section 3, Township 8 North, Range 8 East & Northwest ¼ of Section 10, Township 8 North, Range 8 East Tract as described per Document #82-06825; Also beginning at Harbor Point #13; thence Northwest 393.18 feet Northeast 386.92 feet Southeast (Except all that part thereof east of lying northeast of northeast line Spring Street) Except all that part thereof lying northeast of the northeast line of Spring Street) 26.64 AC (PL) (83-17456)

Parcel Identification Number: 18-03-382-003

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 _____ DAY OF _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel