

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTIES IDENTIFIED LOCATED AT 908 W HOWETT STREET (PARCEL IDENTIFICATION NO. 18-08-477-011), 912 W HOWETT STREET (PARCEL IDENTIFICATION NO. 18-08-477-010), 313 NEW STREET (PARCEL IDENTIFICATION NO. 18-08-477-023), AND 319 NEW STREET (PARCEL IDENTIFICATION NO. 18-08-477-022), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-4 (Single Family Residential) 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 September 13, 2017, 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 CN (Neighborhood Commercial) District instead of Class R-4 (Single Family Residential) District:

Legal Description:

908 W. Howett Street

The Southwest 1/2 of Lot 8, Block 10, Hassler & Cockle's Addition, and Also, Lot 8, Block 10, Phelps, Bourland & McDougal's Addition, Southeast 1/4 of Section 8, Township 8 North, Range 8 East, of the Fourth Principal Meridian, of the County of Peoria, State of Illinois.
Parcel Identification Number: 18-08-477-011

934 W. Howett Street

The Northwest 1/2 of Lot 16, Block 10, Phelps Bouland & Mc Dougals Addition, Southeast 1/4 Section 8, Township 8 North, Range 8 East, of the Fourth Principal Meridian, of the County of Peoria, State of Illinois.
Parcel Identification Number: 18-08-477-010

313 New Street

Lot 4 Block 10 of Hassler & Cockles Addition to the City of Peoria, in the Southeast Quarter of Section 8, Township 8 North, Range 8 East of the Fourth Principal Meridian, of the County of Peoria, State of Illinois.
Parcel Identification Number: 18-08-477-023

319 New Street

Lot 7, Block 10, Hassler & Cockles Addition to the City of Peoria, in the Southeast Quarter of Section 8, Township 8 North, Range 8 East of the Fourth Principal Meridian, of the County of Peoria, State of Illinois.
Parcel Identification Number: 18-08-477-022

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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel