

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 331 NE PERRY AVENUE (PARCEL IDENTIFICATION NO. 18-04-456-006), PEORIA, IL

WHEREAS, the property herein described is now zoned Class R-3 (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 December 1, 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 Class R-3 (Single Family Residential) District:

Lot 5 in Block 3 in Hale's Third Addition to the City of Peoria in the Southeast Quarter of Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, according to the Plat thereof recorded in Book G, at page 27, Peoria County, Illinois:

Excepting therefrom that part described on Warranty Deed Document No. 2002032218 as follows: Beginning at the most easterly corner of said Lot 5, said point being 11.309 meters (37.14 feet) normally distant southwesterly from the proposed baseline of Spalding Street; thence south 50°50'29" west along the southeasterly line of said Lot 5, 2.598 meters (8.52 feet) to a point being 13.917 meters (45.66 feet) normally distant southwesterly from said baseline; thence North

11°33'11" west, 5.604 meters (18.39 feet) to the northeasterly line of said lot 5, said point being 11.331 meters (37.18 feet) normally distant southwesterly from said baseline; thence south 39°10'39" east along said northeasterly line, 4.966 meters (16.29 feet) to the point of beginning, situated in the County of Peoria, 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 _____ DAY OF _____, 2023.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel