

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS R4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1904 W GARDEN STREET (PARCEL INDEX NUMBERS 18-18-282-018), PEORIA, ILLINOIS (COUNCIL DISTRICT 1). CASE NO. PZ 16-19.

WHEREAS, the property herein described is now zoned in a Class R4 (Single Family Residential) District; and

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

WHEREAS, said Planning and Zoning Commission held a public hearing on June 2, 2016, with respect to said petition, 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 Planning and Zoning Commission has submitted its report of said public 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:

Section 1. The Official Zoning Map of the City of Peoria, is hereby amended by to change the zoning of said property from a Class R4 (Single Family Residential) District to a Class CN (Neighborhood Commercial) District; and such request is hereby granted for following described property:

Thirty-nine and Seventy Hundredths (39.70) feet of even width off the West side of Lot One (1) in Block Three (3), EXCEPT Nine and Eighty Hundredths (9.80) feet off the West side thereof, in DARST'S SUBDIVISION of Lot Five (5) in the South Half of the Darst survey and subdivision of the Northeast Quarter of Section Eighteen (18), in Township Eight (8) North, Range Eight (8) East of the Fourth Principal Meridian, as filed in Book "B-2" of Plats, Page 107, Peoria County Records; situate, lying and being in the County of Peoria and State of Illinois.

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 CN (Neighborhood Commercial) District shall apply 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 \_\_\_\_\_, 2016.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel