

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 P-1 (PARKING) DISTRICT FOR THE PROPERTY LOCATED AT 1312 - 1314 W GIFT AVENUE (PARCEL IDENTIFICATION NOS. 14-32-180-019 & -018), 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 April 2, 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 P-1 (Parking) District instead of Class R-4 (Single-Family Residential) District:

Legal Description

PIN 14-32-180-019 – 1312 W. Gift Avenue:

NW 1/4 SEC 32-9-8E (93-06547) BEG 125' W INTERSEC S LN GIFT AVE & W LN UNIVERSITY ST: TH S 135' W 44' N 135' E 44' TO POB.

PIN 14-32-180-018 – 1314 W. Gift Avenue:

NW 1/4 SEC 32-9-8E (95-28354) BEG 169' W INTERSEC S LN GIFT AVE & W LN

UNIVERSITY ST: TH S 135' W 45' N 135' E 45' TO POB.

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