

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-G (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1515 N DECHMAN AVE AND 106, 108, 110 E ILLINOIS AVE (PARCEL IDENTIFICATION NOS. 18-04-251-005, 18-04-251-002, 18-04-251-003, AND 18-04-251-004), PEORIA, IL

WHEREAS, the property herein described is now zoned Class R-6 (Multi-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 April 1, 2021, 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-G (General Commercial) District instead of Class R-6 (Multi-Family Residential) District:

Legal Description:

PARCEL 1

A PART OF LOT 3 IN BLOCK 7 IN SMITH FRYE'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 75 FEET; THENCE AT RIGHT ANGLES WEST, A DISTANCE OF 37.5 FEET; THENCE AT RIGHT ANGLES NORTH, A DISTANCE OF 75 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 37.5 FEET TO THE PLACE OF BEGINNING; SITUATED IN PEORIA COUNTY, ILLINOIS.

PIN: 18-04-251-002

PARCEL 2:
THE NORTH HALF OF LOT 2 IN BLOCK 7 IN SMITH FRYE'S ADDITION TO THE CITY OF PEORIA;
SITUATED IN PEORIA COUNTY, ILLINOIS.
PIN: 18-04-251-003

PARCEL 3
THE NORTH HALF OF LOT 1 IN BLOCK 7 IN SMITH FRYE'S ADDITION TO THE CITY OF PEORIA,
SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.
PIN: 18-04-251-004

PARCEL 4
THE SOUTH HALF OF LOTS 1 AND 2, IN BLOCK 7, IN SMITH FRYE'S ADDITION TO THE CITY OF
PEORIA; SITUATED IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.
PIN: 18-04-251-005

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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel