

ORDINANCE NO. 17,850

**AN ORDINANCE REZONING PROPERTY FROM A CLASS O-1 (ARTERIAL OFFICE) DISTRICT TO A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 5006 N UNIVERSITY STREET (PARCEL IDENTIFICATION NO. 14-20-251-008), PEORIA, IL**

WHEREAS, the property herein described is now zoned Class O-1 (Arterial Office) 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 May 6, 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-1 (General Commercial) District instead of Class O-1 (Arterial Office) District:

Lot 10 in GLENHAVEN, a subdivision in the West Half of the Northeast Quarter of Section 20, Township 9 North, Range 8 East of the Fourth Principal Meridian, according to the plat thereof recorded on May 15, 1946 in Plat Book "Q", page 72, excepting a strip of land 10 feet of even width off the Westerly side of the said Lot 10; situated in the City of Peoria, County of Peoria and the 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

