

AN ORDINANCE TO REZONING PROPERTY FROM A CLASS R-4 (SINGLE FAMILY) DISTRICT TO A CLASS CG (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1419 NE JEFFERSON (18-03-253-012), (COUNCIL DISTRICT 1). CASE NO. 14-11.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family) 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 Planning and Zoning Commission held a public hearing on May 1, 2014, 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. 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 Class CG (General Commercial) District instead of Class R-4 (Single Family) District is hereby granted for following described property:

Part of Lot 11 in Block 120 of RANDALL'S ADDITION TO THE CITY OF PEORIA; more particularly bounded and described as follows: Beginning at the Northeast corner of said Lot 11 at the Right of Way line of Jefferson Street; thence North 39 degrees 36 minutes 30 seconds West 177.50 feet; thence South 49 degrees 00 minutes 00 seconds West 30.00 feet; thence South 39 degrees 36 minutes 30 seconds East 177.50 feet to the Right of Way of Jefferson Street; thence north 49 degrees 00 minutes 00 seconds East 30.00 feet to the Place of Beginning; situate, lying and being in the City of Peoria and State of Illinois.

P.I.N.: 18-03-253-012

Commonly known as 1419 NE Jefferson, Peoria, 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 CG (General 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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel