

AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS C-1 (GENERAL COMMERCIAL) DISTRICT TO A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1814 W FORREST HILL AVENUE (PARCEL IDENTIFICATION NO. 14-32-101-003), PEORIA, ILLINOIS

WHEREAS, the properties herein described are now zoned in a Class C-1 (General Commercial) District; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to rezone certain property under the provisions of Article 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on July 6, 2017, 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 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. That Appendix A, the Unified 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 R-4 (Single-Family Residential) District instead of Class C-1 (General Commercial) District:

Legal Description

EASTON PLACE NW ¼ SEC 32-9N-8E LOT 3 (EXC FORREST HILL AVE ROW AS DESC PER 2004-13633)

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. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Single-Family Residential) 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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel