

AN ORDINANCE REZONING PROPERTY FROM A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT TO A CLASS CN (NEIGHBORHOOD COMMERCIAL), AT 1800, 1819, 1828, AND 1832 SW ADAMS ST (PARCEL INDEX NOS. 18-17-210-024, 18-17-212-001, 18-17-212-002, AND 18-17-212-008) PEORIA, IL (COUNCIL DISTRICT 1) CASE NO. PZ 14-48.

WHEREAS, the property herein described is now zoned in a Class I-2 (Railroad/Warehouse Industrial) District and CN (Neighborhood Commercial) 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 January 5, 2015, 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 CN (Neighborhood Commercial) District instead of Class I-2 (Railroad/Warehouse Industrial) District is hereby granted for following described property:

1800 SW ADAMS ST: 18-17-212-008
1.47 acres

LISK ADD NE 1/4 SEC 17-8N-8E LOTS 1-2-3 & NE 42' LOT 4 BLK 8; ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO; ALSO LOTS 8-9-10 & 21.5' STRIP LYING BETWEEN LOT 10 & ALLEY DAVIS & SMITH'S ADD; ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO

1828 SW ADAMS ST: 18-17-212-002
.12 acres

LISK ADD NE 1/4 SEC 17-8N-8E SW 30' LOT 4 BLK 8; ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO

1832 SW ADAMS ST: 18-17-212-001
.3 acres

LISK ADD NE 1/4 SEC 17-8N-8E LOT 5 BLK 8; ALSO NW 1/2 VAC ALLEY LYING SE & ADJ THERETO

1819 SW ADAMS ST: 18-17-210-024 (CHILD)
PARENT: 18-17-210-014, 18-17-210-015, 18-17-210-016
.39 acres

WRIGHT'S SUB NE 1/4 SEC 17-8N-8E LOTS 19-20 RGE 1; ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO; WRIGHT'S SUB NE 1/4 SEC 17-8N-8E LOTS 21-22-23-24 RANGE 1; ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO; ALSO ADDN'L SE 1/2 VAC ALLEY LYING NW & ADJ THERETO; HAMLIN'S OUTLOTS NE 1/4 SEC 17-8N-8E SW 58' OUTLOT 7; ALSO SE 1/2 VAC ALLEY LYING NW & ADJ THERETO

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 CN (Neighborhood Commercial) 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel