

ORDINANCE NO. 17,577

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-03-206-013, WITH AN ADDRESS OF 1824 NE MONROE STREET, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-4 (Single 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 5, 2018, 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 I-2 (Railroad/Warehouse Industrial) District instead of Class R-4 (Single Family Residential) District:

Legal Description:

A part of lots 22 and 23 in BIRKET'S FIFTH ADDITION TO THE CITY OF PEORIA, more particularly bounded and described as follows, to wit: commencing at the most Northerly corner of said lot 22; thence running southwesterly along the Northwesternly line of Lot 22 on Monroe Street 31.67 feet to the point of beginning of the premises to be described, thence running Southeasterly and parallel with the Northeasterly line of Lot 22, 94 feet to a point; thence Southwesterly and parallel with the Northwesternly lines of Lots 22 and 23, 28 feet to a point; thence Northwesternly and parallel with the line dividing lots 22 and 23 aforesaid, 94 feet to a point on the Northwesternly lines of Lot 23; thence Northeasterly along the Northwesternly line of Lots 22 and 23 to a place of beginning; situated in the County of Peoria and State of Illinois.

Parcel Identification Number: 18-03-206-013

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 8th DAY OF
May, 2018.

APPROVED:



Mayor

ATTEST:




City Clerk

EXAMINED AND APPROVED:



Corporation Counsel