

AN ORDINANCE REZONING THE PROPERTY FROM CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTIES LOCATED AT 314 S WESTERN AVENUE (PARCEL IDENTIFICATION NO. 18-08-305-017) AND 1835 W KETTELLE ST (PARCEL IDENTIFICATION NO. 18-08-305-018), PEORIA IL.

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 May 2, 2019, 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-N (Neighborhood Commercial) District instead of Class R-4 (Single Family Residential) District:

Legal Description:

Lots 11, 12, and 13 in Block 1 in Hardin and Miller's Fourth Addition to the City of Peoria, situate, lying and being in the County of Peoria and State of Illinois

Parcel Address: 314 S Western Ave
Parcel ID 18-08-305-017

Lot 14 in Hardin and Miller's Fourth Addition to the City of Peoria, situate, lying and being in the County of Peoria and State of Illinois

Parcel Address: 1835 W Kettelle St
Parcel ID 18-08-305-018

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 _____ DAY OF _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel