

AN ORDINANCE REZONING THE PROPERTY FROM A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTIES LOCATED AT 309 S WARREN STREET, 2808 SW JEFFERSON STREET, AND 2810 SW JEFFERSON STREET (PARCEL IDENTIFICATION NOS. 18-17-326-006, 18-17-326-007, AND 18-17-326-010), 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 June 10, 2021, 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:

PIN 18-17-326-010

Part of Lots 1 and 2 in Block 12 in Frink and Sanger's Addition to Peoria, more particularly described as follows: Commencing at the Southeast corner of Lot 1 in said Block; thence along Warren Street in a Northwesterly direction sixty feet; thence at right angles with Warren Street 90 feet; thence at right angles and parallel with Warren Street 60 feet to the alley; thence at right angles along said alley 90 feet to the place of beginning; situated in Peoria County, IL.

PIN 18-17-326-007

Thirty (30) feet of even width by full depth off the Southwesterly side of Lot Three (3) in Block Twelve (12) Frink and Sanger's Addition to the City of Peoria; situate, lying and being in the city of Peoria.

PIN 18-17-326-006

Northeasterly Half of Lot 4, Block 12, Frink and Sanger's Addition in the Southwest Quarter of Section 17, township 8 North, Range 8 East.

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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel