

AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS P-R (PROSPECT ROAD) FORM DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT AND REMOVING PROPERTY FROM THE PROSPECT ROAD FORM DISTRICT REGULATING PLAN FOR THE PROPERTY LOCATED AT LOCATED AT 3618 N PROSPECT ROAD, 3612 N PROSPECT ROAD, 1312 E WAR MEMORIAL DRIVE, AND 1320 E WAR MEMORIAL DRIVE (PARCEL IDENTIFICATION NOS. 14-27-401-001, 14-27-401-002, 14-27-401-003, 14-27-401-004, 14-27-401-005, & 14-27-401-006), PEORIA, ILLINOIS.

WHEREAS, the properties herein described are now zoned in a Class P-R (Prospect Road) Form 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 December 7, 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, the Prospect Road Form District regulating plan, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to C-N (Neighborhood Commercial) District instead of P-R (Prospect Road) Form District and removing the property from the Prospect Road Form District regulating plan:

Legal Description

- ❖ PIN 14-27-401-006 – 1320 E War Memorial Drive
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E LOTS 10 & 11 BLK 1 (EXC N 10' THEREOF)
- ❖ PIN 14-27-401-005 – 1312 W War Memorial Drive
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E LOTS 7-9 BLK 1 (EXC N 10' THEREOF)

- ❖ PIN 14-27-401-004
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E LOTS 5 & 6 BLK 1 (EXC N 10' THEREOF; ALSO EXC PROSPECT RD ROW AS DESC PER DOC #90-09789)
- ❖ PIN 14-27-401-001 – 3618 N Prospect Road
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E S 56' OF N 66' LOTS 1-4 BLK 1 (EXC PROSPECT RD ROW AS DESC PER DOC #90-09789)
- ❖ PIN 14-27-401-002 – 3612 N Prospect Road
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E N 33' OF S 66' LOTS 1-4 BLK 1 (EXC PROSPECT RD ROW AS DESC PER DOC #90-09789)
- ❖ PIN 14-27-401-003 – 3612 N Prospect Road
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E S 33' LOTS 1-4 BLK 1 (EXC PROSPECT RD ROW AS DESC PER DOC #90-09789)

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 C-N (Neighborhood Commercial) 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 _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel