

**ORDINANCE NO. 17,417**

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT (UPON ANNEXATION) CLASS R-3 (SINGLE FAMILY RESIDENTIAL) TO A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-06-100-003 & -004 WITH AN ADDRESS OF 8603 N ALLEN RD, PEORIA, ILLINOIS.**

WHEREAS, the property herein described is now zoned (upon annexation) Class R-3 (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 December 1, 2016, 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-2 (Large Scale Commercial) District instead of Class R-3 (Single Family Residential) District:

Legal Description:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

Parcel Identification Numbers: 14-06-100-003 & -004

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.

**ORDINANCE NO. 17.417**

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 13th DAY OF December, 2016.


APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel