

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA TO REZONE PROPERTY FROM A CLASS R-4 (SINGLE FAMILY) DISTRICT, TO A CLASS CN (NEIGHBORHOOD COMMERCIAL), FOR THE PROPERTY LOCATED AT 908 HOWETT (PARCEL IDENTIFICATION NO. 18-08-477-011), 912 HOWETT (PARCEL IDENTIFICATION NO. 18-08-477-010), 313 NEW STREET (PARCEL IDENTIFICATION NO. 18-08-477-023) AND 319 NEW STREET (PARCEL IDENTIFICATION NO. 18-08-477-022), PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

WHEREAS, the property herein described is now zoned in a Class R-4 (Single Family Residential) District; and

WHEREAS, a petition was received requesting a Rezoning of property from a Class R-4 (Single Family Residential) District to a Class CN (Neighborhood Commercial) District; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.8 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on December 1, 2016, with respect to said petition, 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. A Special Use is hereby granted for a Soup Kitchen for following described property:

HASSLER & COCKLE'S ADD SE 1/4 SEC 8-8-8E SW 1/2 LOT 8 BLK 10; ALSO LOT 8 BLK 10 PHELPS, BOURLAND & MCDUGAL'S ADD (94-04078)

HASSLER & COCKLES ADD SE 1/4 SEC 8-8-8E & PHELPS BOURLAND & MC DOUGALS ADD SE 1/4 SEC 8-8-8E LOT 7 BLK 10 (92-15533)

HASSLER & COCKLES ADD SE 1/4 SEC 8-8-8E LOT 4 BLK 10

HASSLER & COCKLE'S ADD SE 1/4 SEC 8-8-8E & PHELPS BOURLAND & MC DOUGAL'S ADD SE 1/4 SEC 8-8-8E NE 41' LOT 5 BLK 10 (86-02941)

Said Ordinance is hereby approved per the submitted site plan.

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the CN (Neighborhood Commercial) District shall be 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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel