

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND CLASS P-1 (PARKING) DISTRICT TO A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTIES LOCATED AT 3728, 3802, AND 3804 N PROSPECT ROAD, (PARCEL IDENTIFICATION NOS. 14-27-255-004, 14-27-255-003, AND 14-27-255-002), PEORIA, IL

WHEREAS, the property herein described is now zoned Class R-4 (Single Family Residential) District and Class P-1 (Parking) 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 March 7, 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-1 (General Commercial) District instead of Class R-4 (Single Family Residential) District and Class P-1 (Parking) District:

Legal Description:

Lot 286 and 10 feet of even width by full depth of Lot off the South side of Lot 287 in MEADOWLAWN ADDITION to the Village of Averyville (now City of Peoria) being a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 8 East of the Fourth Principal Meridian, situated in the County of Peoria and State of Illinois.

PIN: 14-27-255-004

The North 20 feet of Lot 287 and the South 20 feet of Lot 288 in MEADOWLAWN ADDITION, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

PIN: 14-27-255-003

All of Lots 289 and a strip of land 10 feet wide and extending back of even width the full depth of Lot off the North side of Lot 288 in MEADOWLAWN, an Addition to the Village of Averyville (now City of Peoria), situate, lying and being in the County of Peoria and State of Illinois.

PIN: 14-27-255-002

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