

AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 812, 816, 822, AND 828 W GLEN AVENUE (PARCEL IDENTIFICATION NUMBERS 14-20-427-008, -009, -011, -036, & -037), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-1 (Single-Family Residential) District, and;

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, which Commission held a public hearing 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 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 B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to Class C-2 (Large Scale Commercial) District instead of R-1 (Single-Family Residential) District:

Legal Description

PARCEL 1, 812 W GLEN AVENUE (PIN 14-20-427-011): HESSLING'S FAIRVIEW ADD SE 1/4 SEC 20-9N-8E LOT 10 (EXC BEG NW COR THEREOF: TH E 70' S 205' W 70' N 205' TO POB; ALSO EXC GLEN AVE ROW AS DESC PER DOC 77-28190).

PARCEL 2, 816 W GLEN AVENUE (PIN 14-20-427-036): HESSLING'S FAIRVIEW ADD SE 1/4

SEC 20-9N-8E N 205' OF W 70' LOT 10 (EXC COMG NW COR LOT 10 TH S 150' TO POB: TH E 70' S 55' W 70' N 55' TO POB (-037); ALSO EXC GLEN AVE ROW AS DESC PER DOC 77-15602).

PARCEL 3, (PIN 14-20-427-037): HESSLING'S FAIRVIEW ADD SE 1/4 SEC 20-9N-8E COMG NW COR LOT 10 TH S 150' TO POB: TH E 70' S 55' W 70' N 55' TO POB PT LOT 10.

PARCEL 4, 822 W GLEN AVENUE (PIN 14-20-427-009): HESSLING'S FAIR VIEW SE 1/4 SEC 20-9N-8E LOT 9 (EXC GLEN AVE ROW AS DESC PER DOC 77-02359).

PARCEL 5, 828 W GLEN AVENUE (PIN 14-20-427-008): HESSLING'S FAIR VIEW SE 1/4 SEC 20-9N-8E LOT 8 (EXC GLEN AVE ROW AS DESC PER DOC 77-02359)

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel