

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS O-1 (ARTERIAL OFFICE) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 13-02-100-003, LOCATED ON THE WEST SIDE OF IL ROUTE 91, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-3 (Single Family Residential) District, and;

WHEREAS, said petition was directed to the Planning & 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 on November 5, 2015, 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 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 O-1 (Arterial Office) District instead of Class R-3 (Single Family Residential) District:

Legal Description

Lot 1 in "Villas of Grand Prairie", as recorded in Plat Book 9, Page 42 at the Peoria County Recorder's Office, being a subdivision of a part of the Northwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal in the City of Peoria, Peoria County, Illinois.

PINs: 13-02-100-003

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