

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT (UPON ANNEXATION) CLASS R-3 (SINGLE FAMILY RESIDENTIAL) TO A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 09-31-129-001 & -002 WITH ADDRESSES OF 2713 & 2721 WEST SECOND STREET, 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 March 3, 2017, 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 CN (Neighborhood Commercial) District instead of Class R-3 (Single Family Residential) District:

Legal Description:

A PART OF LOTS 7, 8, 9 AND 10 OF BLOCK 4, IN THE TOWN OF ALTA AND THAT VACATED PORTION OF PACIFIC STREET AND SECOND STREET LYING ADJACENT TO SAID LOTS, ALL IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 32.37 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALTA ROAD; THENCE SOUTH 49 DEGREES 15 MINUTES 01 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 267.15 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SECOND STREET; (THE FOLLOWING 2 COURSES ARE

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE) THENCE SOUTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 49.55 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 197.03 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SAID PACIFIC STREET; THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 161.95 FEET, TO SAID NORTH LINE OF LOT 7; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 12.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.55 ACRES, MORE OR LESS.

Parcel Identification Numbers: 09-31-129-001 & 09-31-129-002

2713 & 2721 West Second Street, Peoria, IL 61615

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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel