

ORDINANCE 17,347

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT (UPON ANNEXATION) CLASS R-3 (SINGLE FAMILY RESIDENTIAL) TO A CLASS R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 09-29-301-020 WITH AN ADDRESS OF 1818 N WILHELM, 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 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, and

WHEREAS said Planning & Zoning Commission held a public hearing on March 3, 2016, 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 R-2 (Single Family Residential) District instead of Class R-3 (Single Family Residential) District:

Legal Description:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 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 SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET, TO THE NORTHEAST CORNER OF "CHAPEL PARK EXTENSION NO. ONE", AS SHOWN IN PLAT BOOK 7, PAGE 48 AT THE PEORIA COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING OF THE SUBDIVISION TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 39 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILHELM ROAD, A DISTANCE OF 79.19 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF

202.57 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 77 DEGREES 11 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 200.70 FEET, TO THE NORTHWEST CORNER OF "CHAPEL PARK SUBDIVISION", AS SHOWN IN PLAT BOOK 6, PAGE 37 AT THE PEORIA COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID "CHAPEL PARK SUBDIVISION", A DISTANCE OF 76.39 FEET; THENCE SOUTH 37 DEGREES 10 MINUTES 11 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 455.65, TO THE EAST LINE OF SAID "CHAPEL PARK EXTENSION NO. ONE"; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 483.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

Parcel Identification Number: 09-29-301-020

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 22 DAY OF


March, 2016.

APPROVED



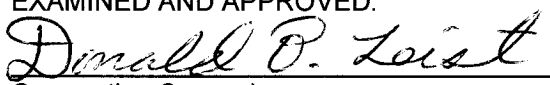
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel