

ORDINANCE NO. 17,238

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT (UPON ANNEXATION) CLASS R-3 (SINGLE FAMILY RESIDENTIAL) TO A CLASS A-1 (AGRICULTURAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO. 08-35-300-028 WITH AN ADDRESS OF 9619 N IL ROUTE 91, 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 May 7, 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 A-1 (Agricultural) District instead of Class R-3 (Single Family Residential) District:

A PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND BEARING ARE ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY:

COMMENCING AT THE CENTER OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE (35), A DISTANCE OF 304.33 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 189.33 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF 738.69 FEET TO AN IRON ROD; THENCE NORTH 00 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 201.00 FEET TO AN IRON ROD; THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 738.11 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.308 ACRES, MORE OR LESS; SUBJECT TO THE RIGHT-OF-WAY OF ILLINOIS ROUTE 91 ALONG THE EASTERLY SIDE; SUBJECT ALSO TO ANY OTHER EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.

Part of Parcel Identification Number: 08-35-300-028

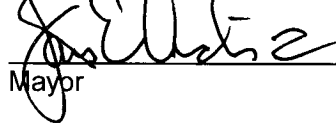
Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

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


9th DAY June, 2015.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel