

AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS O-1 (ARTERIAL OFFICE) DISTRICT TO A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1310-1314 W. FORREST HILL AVENUE (PIN 14-32-131-007), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class O-1 (Arterial Office) District, and;

WHEREAS, said petition was directed to the 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 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-1 (General Commercial) District instead of O-1 (Arterial Office) District:

Legal Description

LOTS 23 AND 24 IN SUNSET HILLS, BEING A RESURVEY AND RESUBDIVISION OF PART OF ACRE VIEW SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGES 52 AND 53, AND ALSO A PART OF LOT 104 IN ACRE VIEW, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 74, SAID PART OF SAID LOT 104 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 104, AND RUNNING SOUTH, ALONG THE EAST LINE OF SAID LOT 104, 103.25 FEET; THENCE WEST, AND PARALLEL WITH THE NORTH LINE OF LOT 104, 75 FEET TO THE WEST LINE OF SAID LOT 104; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 104, 103.25 FEET; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 104, 75 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LOTS 23 AND 24 INCLUDED IN THE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25 IN SAID SUNSET HILLS, AND RUNNING THENCE SOUTH, 211.0 FEET, ALONG THE WEST LINE OF NORTH UNIVERSITY STREET, TO THE SOUTHEAST CORNER OF LOT 29 IN SAID SUNSET HILLS; THENCE WEST, 26.0 FEET, ALONG THE SOUTH LINE OF SAID LOT 29 OR ALONG THE NORTH LINE OF WEST CIRCLE ROAD; THENCE NORTHEASTERLY 20.6 FEET, MORE OR LESS, TO A POINT WHICH IS 13.0 FEET WESTERLY DISTANT, AT RIGHT ANGLES, FROM THE WEST LINE OF NORTH UNIVERSITY STREET AND 16.0 FEET NORTHERLY DISTANT, AT RIGHT ANGLES, FROM THE NORTH LINE OF WEST CIRCLE ROAD; THENCE NORTH, 164.5 FEET TO A POINT WHICH IS 30.0 FEET SOUTH OF THE SOUTH LINE OF WEST FORREST HILL AVENUE (FORMERLY EASTON ROAD) AND 14.0 FEET WESTERLY DISTANT, AT RIGHT ANGLES, FROM THE WEST LINE OF NORTH UNIVERSITY STREET; THENCE NORTHWESTERLY 33.6 FEET, MORE OR LESS, TO A POINT WHICH IS 39.0 FEET WESTERLY DISTANT, AT RIGHT ANGLES, FROM THE WEST LINE OF NORTH UNIVERSITY STREET AND 6.5 FEET SOUTHERLY DISTANT, AT RIGHT ANGLES, FROM THE SOUTH LINE OF WEST FORREST HILL AVENUE; THENCE WEST, 121.0 FEET, PARALLEL WITH THE SOUTH LINE OF WEST FORREST HILL AVENUE, TO THE WEST LINE OF SAID LOT 24; THENCE NORTHWESTERLY 40.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 OR TO THE SOUTH LINE OF WEST FORREST HILL AVENUE; THENCE EAST, 200.0 FEET, ALONG THE SOUTH LINE OF WEST FORREST HILL AVENUE, TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel