

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO. 14-17-100-001 WITH AN ADDRESS OF 1601 W NORTHMOOR ROAD, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-2 (Single Family Residential) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.8 of Appendix A of the Unified Development Code of the City of Peoria, and

WHEREAS said Planning & Zoning Commission held a public hearing on January 5, 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 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 CN (Neighborhood Commercial) District instead of Class R-2 (Single Family Residential) District:

Legal Description:

Part of the Northwest Quarter of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Commencing at the Center of said Section 17, thence North 88°-58'-11" West (bearings assumed for description purposes only) along the south line of said Northwest Quarter 1,150.00 feet to the southwest corner of a parcel as described in Quit Claim Deed, dated December 27, 2004, and recorded January 18, 2005 as Document No. 05-01751; thence North 01°-01'-49" East along the west line of said parcel 40.00 feet to the intersection of said west line with the north right of way line of State Aid Route 52 (marked as Northmoor Road) as described in Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948, in Book 763 at page 565, said intersection to the Point of Beginning:

From the Point of Beginning, thence North 88°-58'-11" West along said north right of way line 950.17 feet; thence North 02°-09'-43" East 425.00 feet; thence North 83°-55'-30" East 432.43 feet; thence South 5°-39'-48" East 199.37 feet; thence South 46°-08'-28" West 23.81 feet; thence South 89°-18'-14" East 506.31 feet to a point on said west line; thence South 1°-01'-49" West along said west line 266.54 to the Point of Beginning.

Containing 7.668 acres, more or less.

Part of Parcel Identification Number: 14-17-100-001

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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel