

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS C-1 (GENERAL COMMERCIAL) DISTRICT AND CLASS O-1 (ARTERIAL OFFICE) DISTRICT TO A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-11-304-002, WITH A TEMPORARY ADDRESS OF 5400 W LANDENS WAY, AND PART OF 13-11-304-004, WITH AN ADDRESS OF 7013 N STALWORTH DRIVE, PEORIA, ILLINOIS.**

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

WHEREAS, said petition was directed to the Planning and 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 on May 1, 2014, 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 and 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-7 (Multi-Family Residential) District instead of Class C-1 (General Commercial) District and Class O-1 (Arterial Office) District:

Legal Description

LOT 5 AND A PART OF LOT 6 IN FRYE CROSSING, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11), A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11) AND A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°-03'-05" WEST, ALONG THE EAST LINE OF SAID LOT 5, 247.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°-51'-47" EAST, ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 00°-03'-05" WEST, 150.00 FEET TO THE SOUTH LINE OF SAID

LOT 6; THENCE SOUTH 89°-51'-47" WEST, ALONG SAID SOUTH LINE, 390.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°-03'-05" EAST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°-51'-47" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 84.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 20°-53'-05" WEST, ALONG THE WEST LINE OF SAID LOT 5, 85.21 FEET; THENCE NORTH 16°-13'-39" EAST, ALONG SAID WEST LINE, 109.29 FEET; THENCE NORTH 00°-03'-05" EAST, ALONG SAID WEST LINE, 65.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH RIGHT OF WAY LINE OF LANDENS WAY; THENCE SOUTH 89°-53'-24" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND SAID SOUTH RIGHT OF WAY LINE OF LANDENS WAY, 431.26 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.872 ACRES, MORE OR LESS.

PIN: 13-11-304-002 and Part of 13-11-304-004

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