

## **ORDINANCE 17,648**

### **AN ORDINANCE REZONING THE PROPERTY FROM CLASS C-G (GENERAL COMMERCIAL) DISTRICT TO A CLASS B-1 (CENTRAL BUSINESS) DISTRICT FOR THE PROPERTY LOCATED AT 701 MAIN STREET (PARCEL IDENTIFICATION NO. 18-09-201-001), PEORIA, IL**

WHEREAS, the property herein described is now zoned Class C-G (General Commercial) District;  
and

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

WHEREAS said Planning & Zoning Commission held a public hearing on January 3, 2019, 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 Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class B-1 (Central Business) District instead of Class C-G (General Commercial) District:

Legal Description:

Part of the Northwest Quarter of Section Nine (9) Township Eight (8) North, Range Eight (8) East of the Fourth Principal Meridian, and a part of Lots 5, 6, and 7 in Matteson's Addition to the City of Peoria, a Subdivision of a part of the Southwest Quarter and Southeast Quarter of Section Four (4), and a part of the Northeast Quarter of Section Nine (9) all being in Township Eight (8) North, Range Eight (8) East of the Fourth Principal Meridian and being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 9; thence North 89°-20'-35" West (bearings based on the Illinois State Plane Coordinate System, West Zone 1202), along the North line of the Northwest Quarter of said Section 9, 31.22 feet to the point of beginning of the tract to be described: from the point of beginning, thence North 51°-05'-11" East, 68.84 feet to the Southwesterly Right of Way line of Main Street; thence South 38°-58'-58" East, along said Southwesterly Right of Way line, 91.79 feet to the Northwesterly Right of Way line of Perry Street; thence South 50°-55'-06" West, along said Northwesterly Right of Way line, 148.11 feet to the North Right of Way line of Seventh Street; thence North 89°-20'-35" West, along said North Right of Way line, 18.23 feet to the centerline of the alley as dedicated by Document recorded in Book GH, Page 245 in the Peoria County Recorder's Office (a portion thereof was vacated by Ordinance 13,874, adopted by the City of Peoria on October 4, 1995 and recorded as Document Number 95-24805 in the Peoria County Recorder's Office); thence North 00°-31'-28" East, along said centerline, 110.99 feet; thence North 46°-12'-39" West, along said centerline, 7.93 feet; thence North 43°47'-21" East, 7.00 feet to the intersection of the Northeast Right of Way line of the aforementioned alley and the North line of the Northwest Quarter of said Section 9; thence South 89°-20'-35" East, along said North line, 21.76 feet to the point of beginning, said tract containing 0.284 acre, more or less, as shown on the ALTA/ACSM Land Title Survey prepared by Austin Engineering Co., Inc., dated August 18<sup>th</sup>, 2015, and recorded in the Office of the Peoria County Recorder on August 19<sup>th</sup>, 2015, as Document No. 2015-017343

Parcel Identification Number: 18-09-201-001

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 22nd DAY OF January, 2019.

APPROVED:

*Jan E. Adams*  
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Mayor

ATTEST:

*Beth Ball*  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

*Donald J. Leist*  
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Corporation Counsel