

**ORDINANCE 17,597**

**AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL DISTRICT FOR A PORTION OF THE PROPERTY LOCATED AT 400 E WAR MEMORIAL DRIVE (PARCEL IDENTIFICATION NO. 14-28-276-001), AND COMMONLY KNOWN AS PEORIA STADIUM, PEORIA, IL.**

WHEREAS, the properties herein described are now zoned in a Class R-3 (Single-Family Residential) District; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to rezone certain property under the provisions of Article 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on June 7, 2018, with respect to said petitions, which hearing was held 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 public 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:

Section 1. That Appendix A, the Unified Development Code 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 C-N (Neighborhood Commercial) District instead of Class R-3 (Single-Family Residential) District:

Legal Description

PART OF EXISTING P.I.N. 14-28-276-001

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 03 SECONDS EAST (BEARINGS ARE ASSUMED FOR DESCRIPTIVE PURPOSES), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 914.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 19 SECONDS EAST, 55.67 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF WAR MEMORIAL DRIVE (U.S. ROUTE 150); THENCE SOUTH 89 DEGREES 17 MINUTES 46 SECONDS EAST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, 155.54 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 29 MINUTES 07 SECONDS WEST, 70.94 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, 73.49 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, 255.29 FEET; THENCE SOUTH 77 DEGREES 48 MINUTES 27 SECONDS EAST, 34.84 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 556.35 FEET AND AN ARC LENGTH OF 41.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 33 MINUTES 54 SECONDS WEST, 41.02 FEET; THENCE SOUTH 07 DEGREES 27 MINUTES 08 SECONDS WEST, 78.26 FEET TO SAID EXISTING NORTH RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 17 MINUTES 46 SECONDS WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, 223.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.772 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

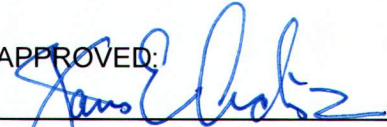
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

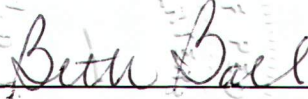
Section 3. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-N (Neighborhood Commercial) District shall remain applicable to the above-described premises.

Section 4. 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

10th DAY OF July, 2018.

APPROVED:   
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Clerk



EXAMINED AND APPROVED:

*Donald G. Leist*

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Corporation Counsel

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS APPROVED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I, THE COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY  
EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT AND FIND NO  
DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, OR DELINQUENT SPECIAL ASSESSMENTS  
AGAINST THE PARCELS OF LAND DESCRIBED ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

COUNTY CLERK DEPUTY CLERK

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
ME, THE OWNER OF RECORD OF THE LAND SHOWN  
IN THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS  
DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTIONS. ALSO, TO THE BEST OF OUR KNOWLEDGE THE  
DESCRIBED PARCEL IS LOCATED IN PEORIA PUBLIC SCHOOL DISTRICT 150.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY \_\_\_\_\_ TITLE \_\_\_\_\_  
ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO  
HEREBY CERTIFY THAT \_\_\_\_\_ IS/ARE PERSONALLY KNOWN TO ME TO BE THE  
SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE  
CERTIFICATE AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH. GIVEN  
UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

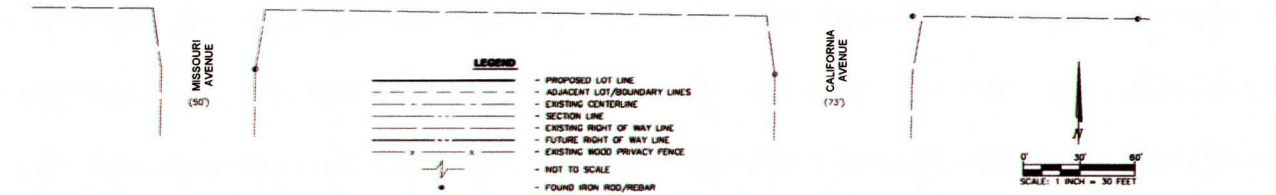
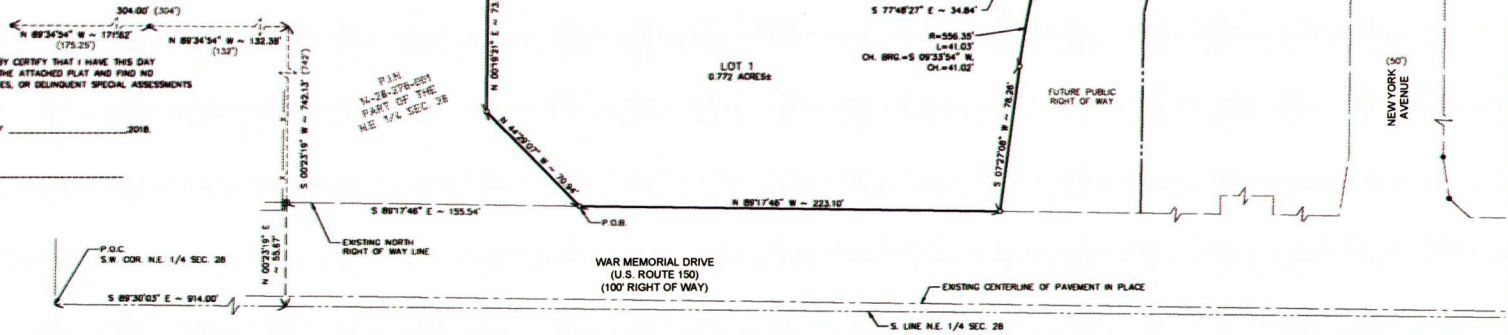
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO  
HEREBY CERTIFY THAT \_\_\_\_\_ IS/ARE PERSONALLY KNOWN TO ME TO BE THE  
SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE  
CERTIFICATE AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH. GIVEN  
UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

FOR THE RECORDOR'S USE  
THIS PLAT SUBMITTED FOR RECORDING BY:  
NAME: \_\_\_\_\_  
(ATTORNEY/PROPERTY OWNER)  
ADDRESS: \_\_\_\_\_  
STREET NAME & NUMBER \_\_\_\_\_  
CITY STATE ZIP \_\_\_\_\_

# FINAL PLAT OF STADIUM SQUARE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH  
PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



- NOTES:
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170238 0015 B AS DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY EFFECTIVE DATE: FEBRUARY 1, 1980. ZONE C DENOTES AREAS OF MINIMAL FLOODING.
  2. DATE FIELD WORK WAS COMPLETED: 04/25/2018.
  3. IT IS NOT INTENDED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
  4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
  5. LOT 1 AREA = LOT 1 23,810 SQUARE FEET OR 0.772 ACRES, MORE OR LESS.
  6. THE FUTURE RIGHT OF WAY IS NOT PART OF THIS SUBDIVISION AND WILL BE CONVEYED BY A SEPARATE DOCUMENT.
  7. THIS SUBDIVISION IS PART OF EXISTING P.L.N. 14-28-278-001.

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS  
ME, MIDWEST ENGINEERING ASSOCIATES, INC., BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS,  
DO HEREBY STATE THAT WE HAVE PREPARED THE ATTACHED PLAT OF SURVEY, SAID LAND BEING A  
PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE  
FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED PLAT IS A TRUE  
AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS THIRTY  
FEET (1" = 30').  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
BY: \_\_\_\_\_  
MIDWEST ENGINEERING ASSOCIATES, INC.  
BRYAN W. HARTMAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3677  
MY LICENSE EXPIRES: 11/30/2018

LEGAL DESCRIPTION  
A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8  
EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE  
SOUTH 89 DEGREES 30 MINUTES 03 SECONDS EAST (BEARINGS ARE ASSUMED FOR  
DESCRIPIVE PURPOSES), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER,  
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0.772 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAY, EASEMENTS AND  
RESTRICTIONS OF RECORD.

**MW**  
Midwest Engineering  
Associates, Inc.  
140 E Washington Street  
East Peoria, Illinois 61611  
309 222 8000  
www.mwestinc.com  
IL Design Firm Reg No  
184-005866

A PART OF THE NORTHEAST QUARTER OF  
SECTION 28, TOWNSHIP 9 NORTH, RANGE 8  
EAST, OF THE FOURTH PRINCIPAL MERIDIAN,  
PEORIA COUNTY, ILLINOIS.

PLAT OF SURVEY  
FOR  
PEORIA PUBLIC SCHOOLS  
DISTRICT 150  
PEORIA, IL

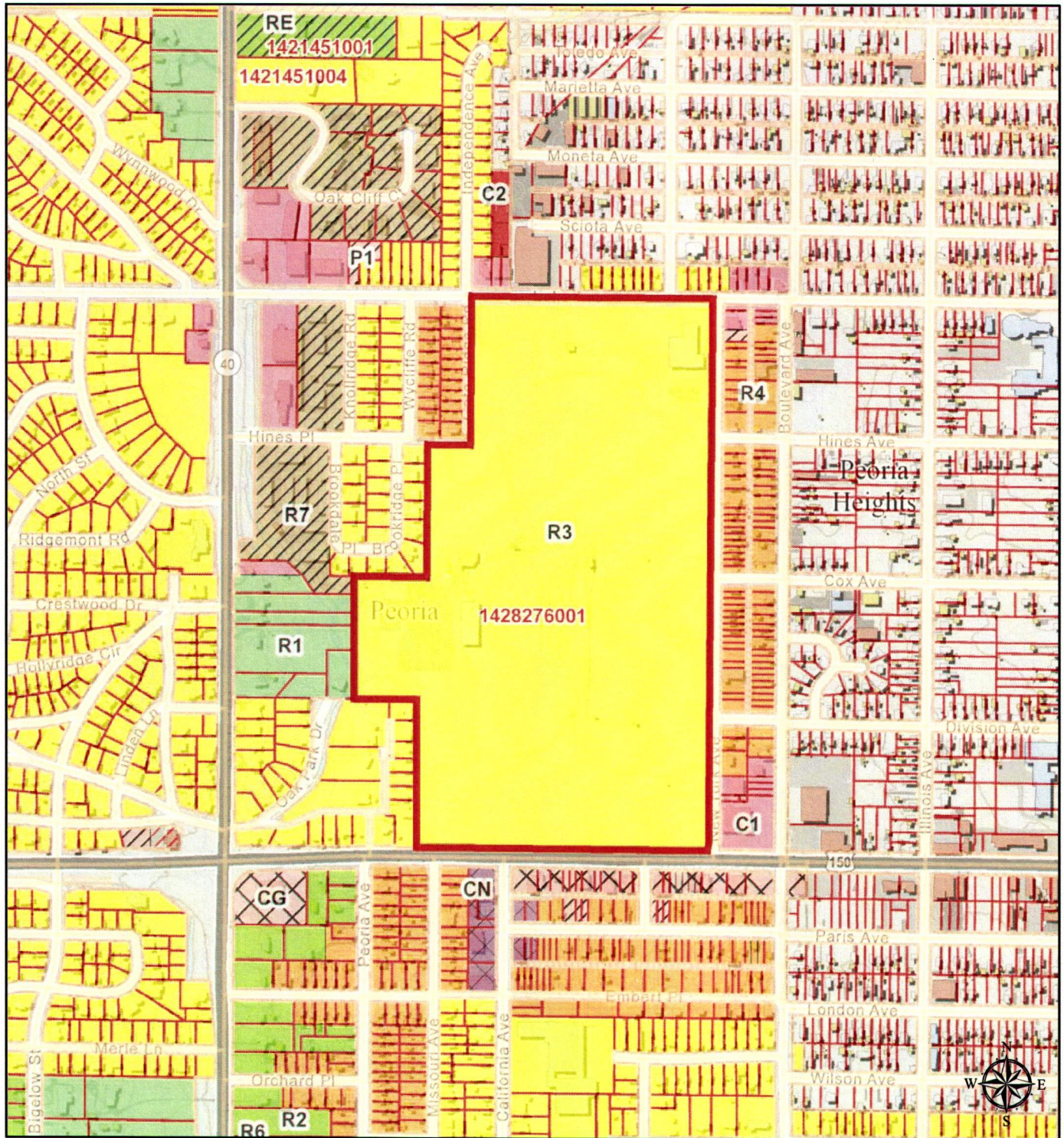
Issued  
For Date  
Redlined  
Designed  
Drawn  
Checked  
Approved

PROJECT NUMBER  
20170139

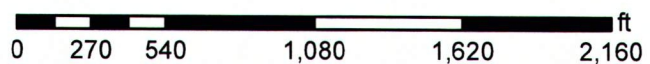
SHEET REFERENCE NUMBER  
1  
SHEET 1 OF 1



# Surrounding Zoning - 400 East War Memorial Drive



1 inch = 667 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL, HERE, USGS

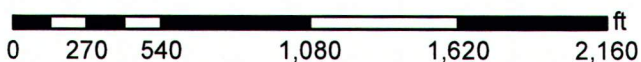




# 400 East War Memorial Drive Aerial



1 inch = 667 feet



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County of Peoria, Tri-County Regional Planning Commission,  
Kucera International, Inc.  
Peoria County, IL, HERE, USGS

