

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS A-1 (AGRICULTURAL) TO A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO. 13-15-226-006 WITH AN ADDRESS OF 6515 N ORANGE PRAIRIE ROAD, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned (upon annexation) Class A-1 (Agricultural) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, and

WHEREAS said Planning & Zoning Commission held a public hearing on July 7, 2016, 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 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-3 (Single Family Residential) District instead of Class A-1 (Agricultural) District:

Legal Description:

A PART OF THE NORTHEAST QUARTER OF SECTION 15, T.9N, R.7E., OF THE 4TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE S0°12'21"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 157.98 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING S0°12'21"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 597.11 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 59 OF CHADWICK ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15 T.9N., R.7E., 4TH P.M.; THENCE S89°29'12"W, ALONG SAID LINE EXTENDED, A DISTANCE OF 444.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59; THENCE N15°41'22"W, ALONG THE EASTERLY LINE OF SAID LOT 59, A DISTANCE OF 224.80 FEET; THENCE N59°46'21"E, A DISTANCE OF 217.00 FEET; THENCE N21°26'24"E, A DISTANCE OF 462.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE

PRAIRIE ROAD, ON A CURVE TO THE LEFT HAVING A RADIUS OF 769.40 FEET, FOR AN ARC DISTANCE OF 63.00 FEET; THENCE S44°43'11"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, A DISTANCE OF 153.41 FEET TO THE POINT OF BEGINNING, CONTAINING 5.421 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Part of Parcel Identification Number: 13-15-226-006

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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel