

AN ORDINANCE REDUCING THE 100 FOOT SETBACK FROM THE STREET CENTERLINE ALONG KNOXVILLE AVENUE FOR THE PROPERTY LOCATED AT 5712-5720 N KNOXVILLE AVENUE (PIN 14-16-451-014 & 14-16-451-016), PEORIA, IL.

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

WHEREAS, the property owner has petitioned the City Council, with review by the Site Plan Review Board, as directed by Section 3.11.f.(11) of Appendix B, the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Site Plan Review Board does not object to the request;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the 100 foot centerline setback from Knoxville Avenue is hereby reduced to 75 feet, as shown in attachment A, for the property described as follows:

TRACT I

ALL OF LOT FOURTEEN (14) IN BRYANT AND LINDSAY'S SUBDIVISION OF LOTS SEVEN (7) AND EIGHT (8) IN SCHOOL SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, WHICH LIES SOUTH AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY. EXCEPTING A TRACT OF GROUND LOCATED IN THE SOUTHWEST CORNER OF SAID TRACT AND BEING ONE HUNDRED NINETY (190) FEET ALONG KNOXVILLE AVENUE BY TWO HUNDRED (200) FEET IN DEPTH, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN # 14-16-451-016

TRACT II

PART OF LOT 14 IN BRYANT AND LINDSAY'S SUBDIVISION OF LOTS 7 AND 8 IN SCHOOL SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 14 WITH THE EASTERLY RIGHT - OF - WAY LINE OF KNOXVILLE AVENUE (ALSO KNOWN AS STATE ROUTE 88) AS SAID RIGHT - OF - WAY LINE IS DESCRIBED IN A DEDICATION FOR PUBLIC ROAD PURPOSES RECORDED ON JANUARY 3, 1949, IN BOOK 768, PAGE 365; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14, A

DISTANCE OF 160 FEET TO A POINT; THENCE NORTH A DISTANCE OF 190 FEET TO A POINT; THENCE WEST A DISTANCE OF 200 FEET TO A POINT ON THE EASTERLY RIGHT – OF – WAY LINE OF KNOXVILLE AVENUE, AS DESCRIBED AFORESAID; THENCE SOUTH ALONG THE EASTERLY RIGHT – OF – WAY LINE OF KNOXVILLE AVENUE ,A DISTANCE OF 166 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 24 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN # 14-16-451-014

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class C-1 (General Commercial) District shall remain applicable to the above-described premises, with exception of the centerline waiver.

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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel