

AN ORDINANCE REZONING THE PROPERTY FROM A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT AND CLASS P-1 (PARKING) DISTRICT TO A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 7327 N. GALENA RD (PART OF PARCEL IDENTIFICATION NO. 14-10-176-020), PEORIA IL

WHEREAS, the property herein described is now zoned Class C-1 (General Commercial) District and Class P-1 (Parking) 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 November 7, 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 C-2 (Large Scale Commercial) District instead of Class C-1 (General Commercial) District and Class P-1 (Parking) District:

Legal Description:

A PART OF LOTS 3, 4, 5 AND 6 IN, GALENA PARK SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF 10, TOWNSHIP-9-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE 29 (COMMONLY KNOWN AS GALENA ROAD) AND THE SOUTH LINE OF SAID LOT 3, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 176.80 FEET; THENCE NORTH 23 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 99.35 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.70 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.14 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,829.65 FEET AND AN ARC LENGTH OF 230.29 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 04 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 230.28, TO A POINT ON THE NORTH LINE

OF SAID LOT 6; THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 231.30 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE IN A SOUTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,799.65 FEET AND AN ARC LENGTH OF 415.62 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 11 MINUTES 49 SECONDS EAST AND A CHORD LENGTH OF 415.53 FEET, TO THE POINT OF BEGINNING.

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 _____ DAY OF _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel