

ORDINANCE NO. 17,100

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS O-2 (EXCLUSIVE OFFICE PARK) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-07-201-010, WITH AN ADDRESS OF 7722 N. ALLEN ROAD, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-7 (Multi-Family Residential) District, and;

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, which Commission held a public hearing on May 1, 2014, 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 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 O-2 (Exclusive Office Park) District instead of Class R-7 (Multi-Family Residential) District:

Legal Description

The NE ¼ Section 7-9-8E 4.773 Acres. Beginning 442.3 feet South and 51.15 feet East of the Northwest Corner of the Northeast ¼ Section 7: Thence East 253.8 feet Northeast 94 feet Northeast 138.11 feet Southeast 138.76 feet Southeast 334.5 feet South 127.22 feet West 831.3 feet North 57.6 feet North 160.28 feet to Point of Beginning.

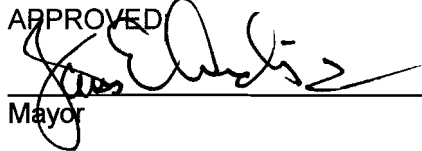
PIN: 14-07-201-010

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

27th DAY May, 2014.

APPROVED


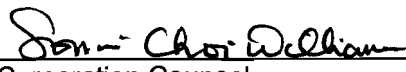
Mayor

ATTEST:

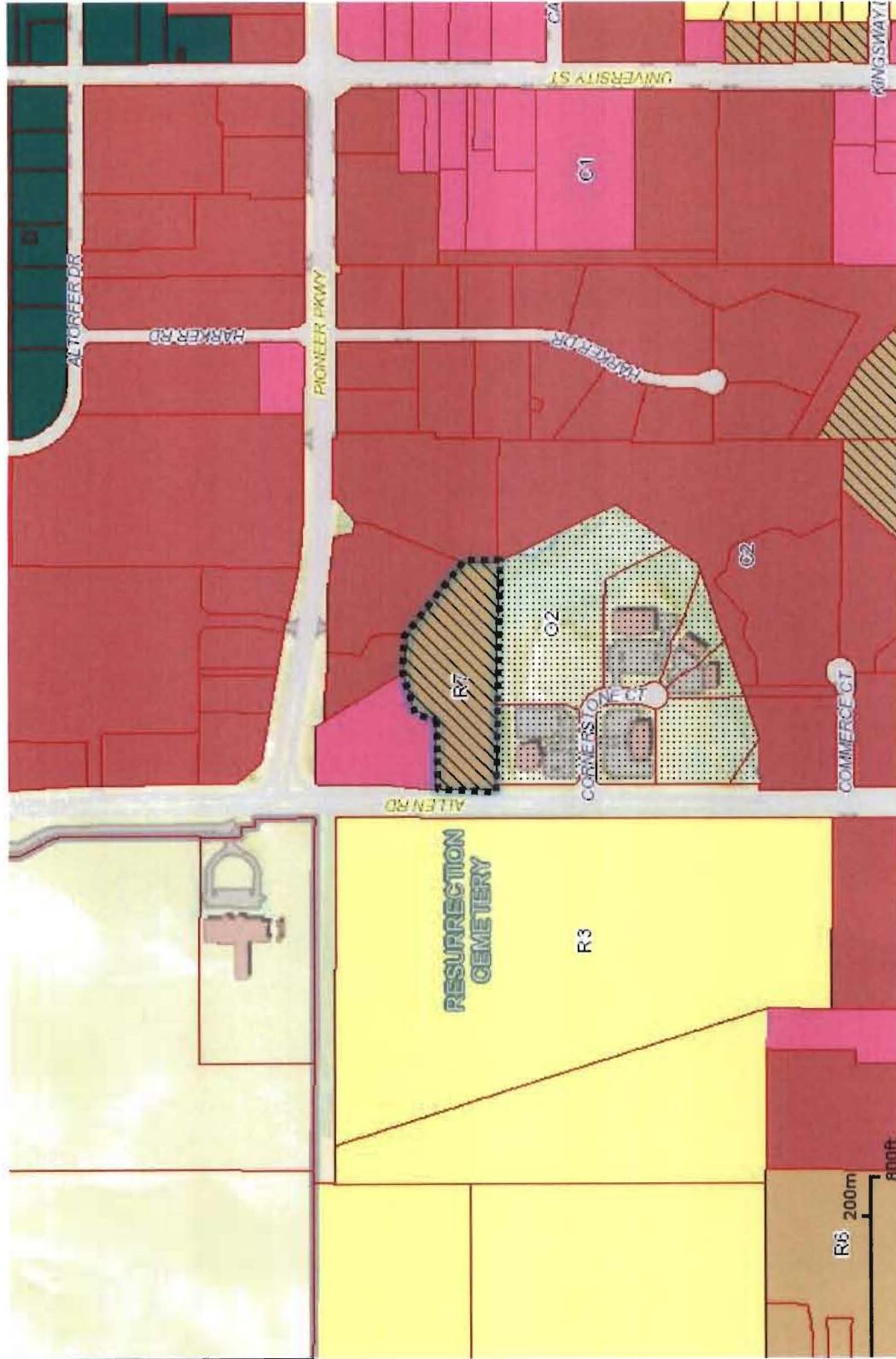


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



 Subject Property

AMEND FUTURE LAND USE MAP
ANDREZONE TO O-2
PLANNING & ZONING COMMISSION
May 1, 2014