

AN ORDINANCE REZONING PROPERTY LOCATED NORTH OF PARCEL IDENTIFICATION NUMBER 13-02-351-005, SOUTH OF PARCEL IDENTIFICATION NUMBER 13-02-100-005, EAST OF ORANGE PRAIRIE ROAD EXTENDED, AND WEST OF IL ROUTE 91 AND IDENTIFIED AS PART OF PARCEL IDENTIFICATION NO. 13-02-300-004, PEORIA, ILLINOIS, FROM THE PRESENT CLASS R-2 (SINGLE FAMILY RESIDENTIAL) TO A CLASS R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT.

WHEREAS, the property herein described is now zoned Class R-2 (Single Family Residential) District, and;

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

WHEREAS, said Zoning Commission held a public hearing on February 6, 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 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-7 (Multi-Family Residential) District and C-2 (Large Scale Commercial) District instead of Class R-2 (Single Family Residential) District for following described property:

C-2 Property

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on

the east right-of-way line of Orange Prairie Road; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 747.71 feet to the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 877.18 feet to the approximate centerline of Fargo Run Creek; (the following 9 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 127.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 172.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 184.82 feet; thence South 89°-50'-16" West, a distance of 806.36 feet; thence North 00°-09'-44" West, a distance of 85.00 feet; thence South 89°-50'-16" West, a distance of 99.50 feet; thence North 00°-09'-44" West, a distance of 606.99 feet to the Point of Beginning, containing 15.25 acres, more or less, situated in the County of Peoria and State of Illinois.

AND

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence South 00°-03'-49" West along the east right-of-way line of Orange Prairie Road, a distance of 607.00 feet to the Point of Beginning of the tract to be described; thence continuing South 00°-03'-49" West along the east right-of-way line of Orange Prairie Road, a distance of 693.00 feet; thence North 89°-50'-16" East, a distance of 781.33 feet; thence North 00°-09'-44" West, a distance of 608.00 feet; thence North 89°-50'-16" East, a distance of 71.00 feet; thence North 00°-09'-44" West, a distance of 85.00 feet; thence South 89°-50'-16" West, a distance of 849.60 feet to the Point of Beginning, containing 12.55 acres, more or less, situated in the County of Peoria and State of Illinois.

R-7 Property

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 1624.89 feet to the approximate centerline of Fargo Run Creek; (the following 10 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 127.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 172.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 184.82 feet to the Point of Beginning of the tract to be described; thence continuing South 24°-17'-17" West, a distance of 61.43 feet; thence South 04°-16'-45"

East, a distance of 106.08 feet; thence South 31°-24'-18" East, a distance of 270.27 feet; thence South 54°-18'-44" West, a distance of 370.35 feet; thence South 89°-50'-16" West, a distance of 698.32 feet; thence North 00°-09'-44" West, a distance of 608.00 feet; thence North 89°-50'-16" East, a distance of 877.36 feet to the Point of Beginning, containing 12.31 acres, more or less, situated in the County of Peoria and State of Illinois.

AND

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road and the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 747.71 feet; thence South 00°-09'-44" East, a distance of 606.99 feet; thence South 89°-50'-16" West a distance of 750.10 feet to a point on the east right-of-way line of Orange Prairie Road; thence North 00°-03'-49" East along the east right-of-way line of Orange Prairie Road, a distance of 607.00 feet to the Point of Beginning, containing 10.44 acres, more or less, situated in the County of Peoria and State of Illinois.

PIN: Part of 13-02-300-004

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 _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel