

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS C-1 (GENERAL COMMERCIAL) DISTRICT TO A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-19-177-016 AND 14-19-177-017 WITH AN ADDRESS OF 5040 N BIG HOLLOW ROAD, PEORIA, IL

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

WHEREAS, said Planning & Zoning Commission has been petitioned to rezone certain property 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 May 5, 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;

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 C-2 (Large Scale Commercial) District instead of Class C-1 (General Commercial) District.

Legal Description:

A PART OF THE N.W. 1/4 OF SECTION 19, T.9N., R.8E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, AT A POINT BEING 1276.11 FEET NORTH OF THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 19, AS MEASURED ALONG SAID ROAD'S WESTERLY RIGHT OF WAY LINE, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 66°05'51"W, A DISTANCE OF 269.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD; THENCE S37°25'45"E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 74.05 FEET; THENCE S37°12'41"E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 93.60 FEET; THENCE N66°27'37"E, A DISTANCE OF 232.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150; THENCE N24°46'42"W ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 43.80 FEET; THENCE N24°25'36"W

ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

PINS: 14-19-177-016 and 14-19-177-017

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