

AN ORDINANCE AMENDING APPENDIX B THE ZONING ORDINANCE OF THE CITY OF PEORIA REZONING PROPERTY FROM THE PRESENT CLASS R-3 (SINGLE FAMILY RESIDENTIAL) UPON ANNEXATION TO A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 08-35-300-006, 08-35-300-020, 08-35-300-022 AND 08-35-300-029, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class R-3 (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, which Commission held a public hearing on December 5, 2013, 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-6 (Multi-Family Residential) District instead of Class R-3 (Single Family Residential) District:

Legal Description

33.833 ACRE TRACT

A PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE SOUTH 00°-00'-00" WEST, (BEARING ASSUMED FOR PURPOSE OF

DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, 493.65 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-00'-00" WEST, ALONG SAID EAST LINE, 187.34 FEET; THENCE NORTH 89°-52'-48" WEST, 500.00 FEET; THENCE SOUTH 00°-00'-00" WEST, 642.37 FEET; THENCE NORTH 89°-52'-48" WEST, 2114.22 FEET TO THE EAST RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, (THE FOLLOWING FIVE COURSES BEING ALONG THE EAST RIGHT OF WAY LINE OF SAID ORANGE PRAIRIE ROAD); THENCE NORTH 00°-12'-52" EAST, 90.51 FEET; THENCE NORTH 08°-44'-43" EAST, 101.12'; THENCE NORTH 00°-12'-52" EAST, 150.00 FEET; THENCE NORTH 08°-18'-59" WEST, 101.12 FEET; THENCE NORTH 00°-12'-52" EAST, 135.04 FEET; THENCE SOUTH 89°-52'-48" EAST, 1290.06 FEET; THENCE NORTH 68°-49'-11" EAST, 97.06 FEET; THENCE NORTH 39°-42'-42" EAST, 284.06 FEET; THENCE SOUTH 89°-52'-48" EAST, 1050.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 33.833 ACRES, MORE OR LESS, SAID TRACT BEING SUBJECT TO THAT PORTION TAKEN OR USED AS PUBLIC ROAD RIGHT OF WAY ALONG THE EAST SIDE OF SAID TRACT.

PINs: 08-35-300-029
08-35-300-020
08-35-300-006
08-35-300-022

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