

AN ORDINANCE REZONING PROPERTY FROM A CLASS CN (NEIGHBORHOOD COMMERCIAL) AND R-4 (SINGLE-FAMILY RESIDENTIAL) TO ALL CLASS R-7 (MULTI-FAMILY RESIDENTIAL), FOR THE PROPERTY LOCATED AT 411 S. OLIVE STREET (PARCEL IDENTIFICATION NO. 18-17-206-016) AND PART OF 2127 SW JEFFERSON (PARCEL IDENTIFICATION NO. 18-17-206-023), PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class CN (Neighborhood Commercial), and R-4 (Single-Family Residential); and

WHEREAS, a petition was received requesting a rezoning to all Class R7 (Multifamily Residential); and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Article 2.8 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on February 2, 2017, with respect to said petition, which hearing was held 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 public 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:

Section 1. A rezoning for following described property:

PARCEL 1
WEST PARCEL LEGAL DESCRIPTION
(Pt. of 18-17-206-023)

LOT 9 IN SPURCK'S ADDITION TO THE CITY OF PEORIA AND THE SOUTHWESTERLY 8 FEET OF EVEN WIDTH BY 140 FEET DEPTH OF THE VACATED ALLEY IN RANGE FIVE OF WRIGHT'S SUBDIVISION, ALL IN THE NORTHEAST

QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 9, THENCE NORTH 42 DEGREES 38 MINUTES 19 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 150.00 FEET TO THE WESTERN MOST CORNER OF SAID LOT 9; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 9; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 10.00 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE SOUTH 47 DEGREES 46 MINUTES 51 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, CONTAINING 0.112 ACRE MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

PARCEL 2
NORTH PARCEL LEGAL DESCRIPTION
(18-17-206-016)

LOT 16 IN RANGE 5 OF WRIGHT'S SUBDIVISION OF HAMLINS OUTLOTS, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class R-7 (Multifamily Residential) District shall apply to the above-described premises.

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 _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel