

ORDINANCE 17,486

ORDINANCE APPROVING A REZONING OF PROPERTY FROM A CLASS R-4 (SINGLE FAMILY) DISTRICT TO A CLASS P-1 (PARKING) DISTRICT FOR THE PROPERTY LOCATED AT 1322 AND 1400 NE JEFFERSON AVENUE (PARCEL IDENTIFICATION NO. 14-03-401-003 AND PART OF 18-03-401-002, PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

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

WHEREAS, a petition was received requesting a map amendment from a Class R-4 (Single Family) District to a Class P-1 (Parking) District; and

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

WHEREAS, said Planning and Zoning Commission held a public hearing on July 6, 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 is hereby granted for the following described property:

(3503 SQ. FT. - 0.080 ACRES)

A PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 122 AND PART OF LOT 23 IN BLOCK 102 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA AND SUBDIVISION OF BLOCKS NUMBERED 102, 106 AND 109 IN MORTON, VORIS, AND LAVILLE'S ADDITION TO THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N35°-46'-28"W ALONG A LINE BEING PARALLEL TO, AND 9.50 FEET NORMAL DISTANCE NORTHEASTERLY OF, THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 44.27 FEET; THENCE S54°-13'-32"W, A DISTANCE OF 77.68 FEET; THENCE S35°-46'-33"E, A DISTANCE OF 45.93 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 7, 8, 9, AND 10, A DISTANCE OF 77.70 FEET, TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING 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 P-1 (Parking) District shall remain applicable 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


25th DAY OF July, 2017.

APPROVED:




Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

PRELIMINARY PLAT OF REBUILDING SUBDIVISION

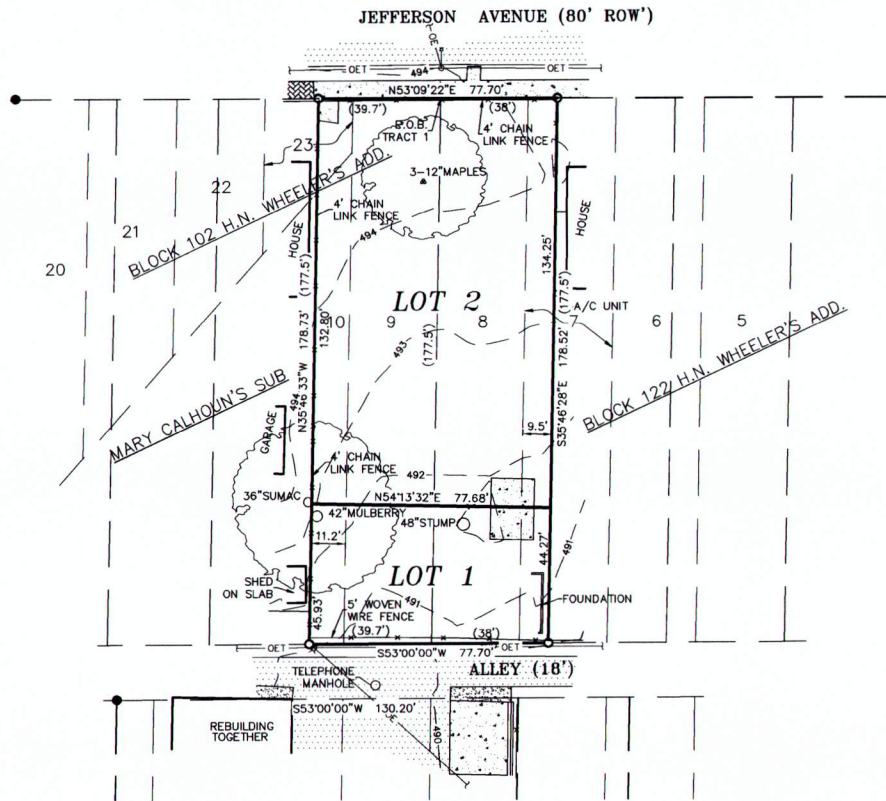
A PART OF LOTS 7, 8, 9 AND 10 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA IN BLOCK 122, AND A PART OF LOT 22 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA IN BLOCK 102, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R8E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS

NOTES

1. ZONING
EXISTING: R-4 SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)
LOT 1 PROPOSED: P-1 PARKING
2. UTILITIES: ALL UTILITIES ARE OR WILL BE AVAILABLE TO THIS SUBDIVISION.
3. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
4. THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATIONS OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.
5. PROPERTY IS LOCATED WITHIN P.I.N. 18-03-401-002 AND 18-03-401-003
6. AREA OF PROPOSED SUBDIVISION = 0.318± ACRES
7. THE PROPERTY SHOWN HEREIN IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "C" (AREAS OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1705360020B, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 1980.
8. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

LEGEND

●	FOUND IRON SURVEY MARKER
○	SET IRON SURVEY MARKER
P.O.B.	POINT OF BEGINNING
77.70'	ACTUAL FIELD MEASUREMENT
(38')	PREVIOUS PLATTED OR DEED CALL
785254	EXISTING SPOT ELEVATION
— 774 —	EXISTING CONTOUR ELEVATION
○	DECIDUOUS TREE
○ □	LIGHT POLE
○	POWER POLE
— x — x —	EXISTING FENCE
— OE —	EXISTING OVERHEAD ELECTRIC
— OT —	EXISTING OVERHEAD TELEPHONE
▨	EXISTING BITUMINOUS SURFACE
▩	EXISTING CONCRETE SURFACE



STATE OF ILLINOIS }
COUNTY OF PEORIA }
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "REBUILDING SUBDIVISION" IS APPROVED THIS _____ DAY OF _____ 2017. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF PEORIA

STATE OF ILLINOIS)
COUNTY OF PEORIA)
WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED A PRELIMINARY PLAT OF REBUILDING SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R8E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 30 FEET.

DATED THIS XXTH DAY OF JULY, A.D. 2017.

BY _____
GARY R. ZUMWALT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2326
LICENSE EXPIRATION DATE: 11-30-18



UTILITY NOTE

UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

DRAFT

