

ORDINANCE NO. 17,222

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT AND I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT TO A CLASS C-2 (LARGE SCALE COMMERCIAL), FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-05-201-009 (1200 W BIRD BLVD.), 14-05-201-014 (HALE AVE), AND 14-05-251-008, (LINDBERGH DR)

WHEREAS, the property herein described is now zoned Class I-1 (Industrial/Business Park) District and Class I-2 (Railroad/Warehouse Industrial) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission 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 April 2, 2015, 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 & 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 I-1 (Industrial/Business Park) District and Class I-2 (Railroad/Warehouse Industrial) District:

Legal Description for rezoning:

PARCEL ID NUMBER 14-05-251-008

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5;

THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1100.35 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST A DISTANCE OF 384.10 FEET TO THE SOUTHWEST CORNER OF MANLEY SUBDIVISION SECTION ONE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 5; AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID MANLEY SUBDIVISION SECTION ONE, A DISTANCE OF 300 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALE AVENUE, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF HALE AVENUE, A DISTANCE OF 293.23 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 57 SECONDS WEST, A DISTANCE OF 300 FEET TO A POINT BEING 384.10 FEET EASTERLY OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 293.23 FEET TO THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS. CONTAINING 2.019 ACRES, MORE OR LESS.

PARCEL ID NUMBER 14-05-201-009

A PART OF THE NORTHEAST QUARTER OF SECTION 5 OF RICHWOODS TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MANLEY SUBDIVISION SECTION ONE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 5 (RECORDED IN PLAT BOOK Z-2, PAGE 20); THENCE SOUTH 00°00'05" EAST (BEARINGS ASSUMED) ALONG THE WEST LINE OF SAID SUBDIVISION 60.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 00°00'05" EAST ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID SUBDIVISION 538.17 FEET; THENCE NORTH 89°50'57" WEST, 145.75 FEET; THENCE NORTH 06°08'20" WEST, 600.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE EXTENDED OF BIRD BOULEVARD; THENCE NORTH 89°55'03" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE EXTENDED 165.00 FEET; THENCE SOUTH 00°00'05" EAST, 60.00 FEET; THENCE NORTH 89°55'03" EAST 45.00 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS. CONTAINING 2.379 ACRES, MORE OR LESS.

PARCEL ID NUMBER 14-05-201-014

A PART OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF LINDBERGH SUBDIVISION, SECTION ONE AS RECORDED IN PLAT BOOK "Z-2" PAGE 72; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 46.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE SAID SOUTH LINE OF LOT 1 A DISTANCE OF 338.05 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LINDBERGH DRIVE; THENCE SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 214.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BIRD AVENUE; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS WEST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 315.00 FEET; THENCE

NORTH 05 DEGREES 54 MINUTES 29 SECONDS WEST A DISTANCE OF 215.88 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE SOUTH LINE OF LOT 1 OF LINDBERGH SUBDIVISION SECTION ONE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST). CONTAINING 1.607 ACRES, MORE OR LESS.

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.

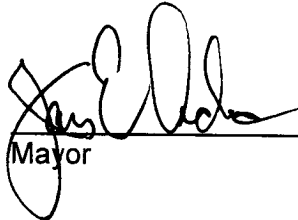
Section 3. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises.

Section 4. 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

28th DAY April, 2015.

APPROVED:



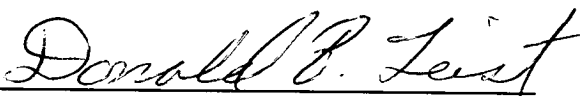
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel