

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS I-3 (HEAVY INDUSTRIAL) DISTRICT TO A CLASS R-8 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 101 IRVING STREET (PARCEL INDEX NUMBERS 18-10-106-003), PEORIA, ILLINOIS (COUNCIL DISTRICT 1). CASE NO. PZ 16-11.

WHEREAS, the property herein described is now zoned in a Class I-3 (Heavy Industrial) District; and

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

WHEREAS, said Planning and Zoning Commission held a public hearing on May 5, 2016, 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. The Official Zoning Map of the City of Peoria, is hereby amended by to change the zoning of said property from a Class CN (General Commercial) to a Class I-2 (Railroad/Warehouse Industrial) District; and such request is hereby granted for following described property:

LEGAL DESCRIPTION FOR REZONING  
PARCEL ID NUMBER 18-10-106-003  
PEORIA HOUSING AUTHORITY

BEING PART OF MILL'S ADDITION TO THE TOWN, NOW CITY OF PEORIA, BEING A PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN CITY OF PEORIA,

COUNTY OF PEORIA, STATE OF ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST RIGHT-OF-WAY LINE OF THE 16' ALLEY LYING WEST OF AND ADJACENT TO RANGE 6 OF SAID MILL'S ADDITION AND THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, THENCE NORTH 48 DEGREES 29 MINUTES 38 SECONDS EAST 196.55 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF IRVING STREET; THENCE NORTH 01 DEGREES 16 MINUTES 12 SECONDS EAST 163.96 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 03-00066;

THENCE NORTH 89 DEGREES 35 MINUTES 54 SECONDS WEST 147.15 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 16' WIDE ALLEY LYING WEST OF AND ADJACENT TO THE WEST LINE OF SAID RANGE 6; THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS WEST 295.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.770 ACRE, MORE OR LESS.

NOTE:

THE ABOVE LEGAL DESCRIPTION REPRESENTS THE SAME PARCEL CONVEYED TO THE CITY OF PEORIA PER DOCUMENT NUMBER 2003-00066 AS RECORDED IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE.

Section 2. All provisions of Appendix C, the Land Development Code, 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 C, the Land Development Code of the City of Peoria, with respect to the Class R-8 (Multi-family Residential) District shall apply 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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

APPROVED:

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Mayor

ATTEST:

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City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel