

**AN ORDINANCE AMENDING AN EXISTING OFFICIAL DEVELOPMENT PLAN FOR MIDSTATE COLLEGE IN A CLASS N-1 (INSTITUTIONAL) DISTRICT, TO ALLOW FOR A REVISED OFFICIAL DEVELOPMENT PLAN FOR TARANTINO AND COMPANY, BLEEDING & CLOTTING DISORDERS INSTITUTE, FOR THE PROPERTIES LOCATED AT 405 AND 427 W. NORTHMOOR ROAD, AND 6112, 6126, 6200 AND 6204 NORTHMOOR COURT (PARCEL INDEX NOS. 14-16-155-014, 14-16-155-011, 14-16-155-010, 14-16-155-015, 14-16-155-016 AND 14-16-155-006), PEORIA, IL.**

WHEREAS, the property herein described is now zoned Class N-1 (Institutional) District; and

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.10 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on May 7, 2020, 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 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 the Special Use granted in Ordinance 16,235, amending an Official Development Plan, is hereby amended to allow for a replacement Official Development Plan, in a Class N-1 (Institutional District) for the following described property:

A PART OF THE E1/2 OF LOT 23 IN DOLL'S SUBDIVISION OF THE NE1/4 OF SECTION 17, AND A PART OF THE NW1/4 OF SECTION 16, T9N, R8E, OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTHLY ALONG THE EAST LINE OF SAID LOT 23 A DISTANCE OF 40 FEET TO A POINT ON THE NORTH ROW LINE OF NORTHMOOR ROAD AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S89°48'57"W ALONG THE NORTH ROW LINE OF NORTHMOOR ROAD, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 235 FEET; THENCE 89°48'51"E, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 165 FEET; THENCE S89°52'32"W, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 100 FEET; THENCE N89°52'32"E, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 120.29 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE P.P.H. & W. RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 5000 FEET MORE OR LESS FOR AN ARC DISTANCE OF 757.36 FEET TO A POINT ON THE NORTH ROW LINE OF NORTHMOOR ROAD; THENCE WESTERLY ALONG THE NORTH ROW LINE OF

NORTHMOOR ROAD, A DISTANCE OF 420.02 FEET TO THE POINT OF BEGINNING,  
SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SUBJECT TO THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY  
DEDICATED TO EASEMENT FOR INGRESS AND EGRESS EASEMENT AS THE  
PRIVATE ROAD NAMED NORTHMOOR COURT.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria,  
with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described  
premises, with exception to Special Use herein permitted.

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 CTIY OF PEORIA, ILLINOIS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_

Corporation Counsel