

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) FOR PART OF THE PROPERTY LOCATED AT 6847 N ALLEN ROAD, (PARCEL IDENTIFICATION NO. 14-07-376-003), PEORIA, IL

WHEREAS, the property herein described is now zoned Class R-6 (Multi-Family Residential) District; and

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

WHEREAS said Planning & Zoning Commission held a public hearing on February 6, 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 & 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 A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class R-3 (Single Family Residential) District instead of Class R-6 (Multi-Family Residential) District:

Legal Description:

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 7, THENCE SOUTH 00°-13'-00" EAST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1569.64 FEET; THENCE NORTH 89°-56'-00" WEST, 116.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-13'-00" EAST, 80.00 FEET; THENCE NORTH 89°-56'-00' WEST, 309.52 FEET TO THE WEST LINE OF A 3.500 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN TRACT SURVEY BOOK 25, PAGE 15 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-13'-00' WEST, ALONG SAID WEST LINE, 80.00 FEET TO THE NORTHWEST CORNER OF SAID 3.500 ACRE TRACT; THENCE SOUTH 89°-56'-00" EAST, ALONG THE NORTH LINE OF SAID 3.500 ACRE TRACT, 309.52 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.568 ACRE, MORE OR LESS.

Section 2. All provisions of Appendix A, the Unified 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. 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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel