

RESOLUTION NO.

CITY OF PEORIA.

Peoria, Illinois _____ 2014

A RESOLUTION APPROVING AN AMENDMENT TO THE OFFICIAL COMPREHENSIVE PLAN FOR THE CITY OF PEORIA BY CHANGING THE FUTURE LAND USE DESIGNATION OF PROPERTY CURRENTLY DESIGNATED LOW DENSITY RESIDENTIAL AND OFFICE TO COMMERCIAL AND HIGH DENSITY RESIDENTIAL, FOR THE PROPERTY GENERALLY LOCATED NORTH OF PARCEL IDENTIFICATION NUMBER 13-02-351-005, SOUTH OF PARCEL IDENTIFICATION NUMBER 13-02-100-005, EAST OF ORANGE PRAIRIE ROAD EXTENDED, AND WEST OF IL ROUTE 91. THE PROPERTY IS IDENTIFIED AS PART OF PARCEL IDENTIFICATION NUMBER 13-02-300-004, LOCATED WITHIN THE CITY OF PEORIA, ILLINOIS

Resolved

WHEREAS, the Comprehensive Plan of the City of Peoria, Illinois, was adopted on April 12, 2011, by the City Council; and

WHEREAS, it is appropriate from time to time to amend or update said Comprehensive Plan; and

WHEREAS, a public hearing upon said Comprehensive Plan was conducted, with proper notice, by the City Planning Commission on February 5, 2014, and there has been compliance with all provisions of 65 ILCS 5/11-12-7 *et seq.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the Comprehensive Plan and the Future Land Use Map of the City of Peoria, Illinois, is hereby amended by changing the Future Land Use designation of the following described property currently designated Low density Residential and Office to Commercial and High Density Residential.

Commercial Designation

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 747.71 feet to the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 877.18 feet to the approximate centerline of Fargo Run Creek; (the following 9 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 127.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 172.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 184.82 feet; thence South 89°-50'-16" West, a distance of 806.36 feet; thence North 00°-09'-44" West, a distance of 85.00 feet; thence South 89°-50'-16" West, a distance of 99.50 feet; thence North 00°-09'-44" West, a distance of 606.99 feet to the Point of Beginning, containing 15.25 acres, more or less, situated in the County of Peoria and State of Illinois.

AND

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence South 00°-03'-49" West along the east right-of-way line of Orange Prairie Road, a distance of 607.00 feet to the Point of Beginning of the tract to be described; thence continuing South 00°-03'-49" West along the east right-of-way line of Orange Prairie Road, a distance of 693.00 feet; thence North 89°-50'-16" East, a distance of 781.33 feet; thence North 00°-09'-44" West, a distance of 608.00 feet; thence North 89°-50'-16" East, a distance of 71.00 feet; thence North 00°-09'-44" West, a distance of 85.00 feet; thence South 89°-50'-16" West, a distance of 849.60 feet to the Point of Beginning, containing 12.55 acres, more or less, situated in the County of Peoria and State of Illinois.

High Density Residential Designation

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 1624.89 feet to the approximate centerline of Fargo Run Creek; (the following 10 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 127.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 172.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 184.82 feet to the Point of Beginning of the tract to be described; thence continuing South 24°-17'-17" West, a distance of 61.43 feet; thence South 04°-16'-45" East, a distance of 106.08 feet; thence South 31°-24'-18" East, a distance of 270.27 feet; thence South 54°-18'-44" West, a distance of 370.35 feet; thence South 89°-50'-16" West, a distance of 698.32 feet; thence North 00°-09'-44" West, a distance of 608.00 feet; thence North 89°-50'-16" East, a distance of 877.36 feet to the Point of Beginning, containing 12.31 acres, more or less, situated in the County of Peoria and State of Illinois.

AND

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road and the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 747.71 feet; thence South 00°-09'-44" East, a distance of 606.99 feet; thence South 89°-50'-16" West a distance of 750.10 feet to a point on the east right-of-way line of Orange Prairie Road; thence North 00°-03'-49" East along the east right-of-way line of Orange Prairie Road, a distance of 607.00 feet to the Point of Beginning, containing 10.44 acres, more or less, situated in the County of Peoria and State of Illinois.

Section 2. This resolution shall be effective upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS _____ DAY
OF _____ 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED

Corporation Counsel