

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 1814, 1820, AND 1828 W. GLEN, PARCEL INDEX NUMBERS (14-20-301-001 – THROUGH 14-20-301-003), PEORIA, IL (COUNCIL DISTRICT 4) CASE NO. PZ 15-8

WHEREAS, the property herein described is now zoned in a Class R-1 (Single Family Residential) 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 March 5, 2015, 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 R-1 (Single Family Residential) to a Class R-3 (Single Family Residential) District; and such request is hereby granted for following described property:

PIN # 14-20-301-001

A part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter of Section 20; running thence South along the West line of said Quarter Section, 330 feet; thence East 210

feet; thence North 330 feet to the North line of said Quarter Section; thence West along the North line of said Quarter Section, 210 feet to the place of beginning, EXCEPTING THEREFROM Part of the Northwest Quarter of the Southwest Quarter more particularly bounded and described as follows, to-wit; Commencing at the Northwest corner of the Southwest Quarter of said Section 20; thence running East along the North line of said Quarter, 105 feet to the place of beginning of the tract to be described; thence continuing East along the said North line of said Quarter, 105 feet; thence South 330 feet; thence West 105 feet; thence North, 330 feet to the place of beginning; also Excepting Therefrom 2 tracts of land conveyed to the People of the County of Peoria, State of Illinois as Document Number 74-20130, filed in the Records of the Peoria County Recorder on December 31, 1974 described as follows:

Tract No. 1

Beginning at the Northwest Corner of the Southwest Quarter of said Section 20; thence Southerly along the West line of said Southwest Quarter of Section 20, 40.0 feet to a point on the existing Southerly Right of Way line of Glen Avenue, said point being the Point of Beginning of the tract to be described: FROM THE POINT OF BEGINNING thence Easterly, along said existing Southerly Right of Way of Glen Avenue, 105.0 feet; thence Southerly, 10.0 feet; thence Westerly, parallel to and 50.0 feet normally distant Southerly from the centerline of said Glen Avenue, 105.0 feet to a point on said West line of the Southwest Quarter of Section 20; thence Northerly along said West line of the Southwest Quarter of Section 20, 10.0 feet to the Point of Beginning.

Tract No. 2

Beginning at the Northwest Corner of the Southwest Quarter of said Section 20; thence Southerly, along the West line of said Southwest Quarter of Section 20, 66.6 feet to the Point of Beginning of the tract to be described: FROM THE POINT BEGINNING thence continuing Southerly along said West line of the Southwest Quarter of Section 20, 265.7 feet to the North Right of Way line of Gaylord Avenue; thence Easterly along said North Right of Way line of Gaylord Avenue, 25.0 feet; thence Northerly, parallel to and 250 feet normally distant Easterly from said West line of the Southwest Quarter of Section 20, 94.3 feet; thence Northwesterly, on a curve to the left having a radius of 325.0 feet, an arc distance of 94.16 feet to a point 11.5 feet normally distant Easterly from said West line of the Southwest Quarter of Section 20; thence Northerly, on a curve to the right having a radius of 275.0 feet, an arc distance of 79.67 feet to a Point of Beginning, situated in Peoria County, Illinois.

PIN # 14-20-301-002

Part of the Northwest Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter of said Section Twenty (20); thence running East along the North line of said Quarter, One Hundred Five (105) feet to the place of beginning of the tract to be described; thence continuing East long the said North line of said Quarter, One Hundred Five (105) feet; thence South Three Hundred Thirty (330) feet; thence West, One hundred Five (105) feet; thence North Three Hundred Thirty (330) feet to the place of beginning; EXCEPTING, THEREFROM, all that part of said premises off the North side thereof, which is included in and is a part of Glen Avenue; situate, lying and being in the County of Peoria and State of Illinois.

PIN # 14-20-301-003

A part of the Northwest Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Eight (8) East of the Fourth (4th) Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point in the North line of the Southwest Quarter of Section Twenty (20) which is Two Hundred Ten (210) feet East of the Northwest corner of the Southwest Quarter of Section Twenty (20); and running thence South Three Hundred Thirty (330) feet; thence East Eighty (80) feet; thence North Three Hundred Thirty (330) feet to the North line of said Quarter Section; thence West along the North line of said Quarter Section, Eighty (80) feet to the place of beginning, situated in the County of Peoria and State of Illinois.

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-3 (Single 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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

