

**AN ORDINANCE AMENDING THE PERMANENT ZONING ORDINANCE OF THE CITY OF PEORIA BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM THE PRESENT CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-N (NEIGHBORHOOD COMMERCIAL DISTRICT FOR A PORTION OF THE PROPERTY LOCATED AT 400 E WAR MEMORIAL DRIVE (PARCEL IDENTIFICATION NO. 14-28-276-001), AND COMMONLY KNOWN AS PEORIA STADIUM, PEORIA, IL.**

WHEREAS, the properties herein described are now zoned in a Class R-3 (Single-Family Residential) District; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to rezone certain property under the provisions of Article 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on June 7, 2018, with respect to said petitions, 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. That Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to C-N (Neighborhood Commercial) District instead of Class R-3 (Single-Family Residential) District:

Legal Description  
PART OF EXISTING P.I.N. 14-28-276-001

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 03 SECONDS EAST (BEARINGS ARE ASSUMED FOR DESCRIPTIVE PURPOSES), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 914.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 19 SECONDS EAST, 55.67 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF WAR MEMORIAL DRIVE (U.S. ROUTE 150); THENCE SOUTH 89 DEGREES 17 MINUTES 46 SECONDS EAST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, 155.54 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 29 MINUTES 07 SECONDS WEST, 70.94 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, 73.49 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, 255.29 FEET; THENCE SOUTH 77 DEGREES 48 MINUTES 27 SECONDS EAST, 34.84 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 556.35 FEET AND AN ARC LENGTH OF 41.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 33 MINUTES 54 SECONDS WEST, 41.02 FEET; THENCE SOUTH 07 DEGREES 27 MINUTES 08 SECONDS WEST, 78.26 FEET TO SAID EXISTING NORTH RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 17 MINUTES 46 SECONDS WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, 223.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.772 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-N (Neighborhood Commercial) District shall remain applicable 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 \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel