

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PEORIA TO ESTABLISH PROVISIONS OF A RIVERFRONT OVERLAY PLAN; AND TO DESIGNATE AN OR RIVERFRONT OVERLAY DISTRICT, OVER THE B-1 DOWNTOWN COMMERCIAL ZONING DISTRICT, AT 100, 200, AND 220 NE ADAMS STREET; 124 SW ADAMS STREET; 202 AND 208 HAMILTON BOULEVARD; 207 AND 223 MAIN STREET; 100, 200 AND 219 NE WASHINGTON STREET; AND 110 SW WASHINGTON STREET (PARCEL INDEX NO. 18-09-260-016 THROUGH -018; 18-09-261-000 AND -013; 18-09-276-001; 18-09-235-001 THROUGH -006; 18-09-278-007; 18-09-277-001; AND 18-09-263-010) PEORIA, IL (COUNCIL DISTRICT 1) CASE NO. PZ 14-52**

WHEREAS, the property herein described is now zoned in a Class B-1 (Downtown Commercial) 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 January 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. Amend the Comprehensive Plan of the City of Peoria to establish provisions of a Riverfront Overlay Plan, attached hereto.

Section 2. Appendix C, the Land Development Code of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by to designate an oR Riverfront Overlay District, over the B-1 Downtown Commercial Zoning District; and such request is hereby granted for following described property:

BEING A PART OF SECTION 9 IN TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FULTON STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE NORTHEAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ADAMS STREET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FAYETTE STREET; THENCE EASTERLY TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET WITH THE NORTHEASTERLY LINE OF FAYETTE STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF FAYETTE STREET 350.00 FEET MORE OR LESS; THENCE EASTERLY TO THE INTERSECTION WITH THE PROJECTED DOWNWARD FACE OF THE SOUTHWESTERLY SIDE OF THE MURRAY BAKER BRIDGE (I-74) BEING A POINT 475.00 FEET MORE OR LESS NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WATER STREET (AS MEASURED ALONG THE BRIDGE); THENCE SOUTHEASTERLY 475.00 FEET MORE OR LESS ALONG SAID DOWNWARD PROJECTION OF THE SOUTHWESTERLY SIDE OF THE MURRAY BAKER BRIDGE (I-74) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WATER STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WATER STREET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWEST LINE OF LOT 2 IN "RIVER FRONT SQUARE" A SUBDIVISION RECORDED IN PLAT BOOK 12 ON PAGE 48 AS DOCUMENT NUMBER 2010-024106 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWEST LINES OF SAID LOT 2 TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF WASHINGTON STREET TO THE INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FULTON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID FULTON STREET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING; CONTAINING 31.20 ACRES, MORE OR LESS.

Section 3. 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 4. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class B1 (Downtown Commercial); and, the Riverfront Overlay District adopted with this Ordinance shall apply to the above-described premises.

Section 5. 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