

AN ORDINANCE REZONING PROPERTY FROM A CLASS R-6 AND R-7 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR THE PROPERTY LOCATED AT 801 NE GLEN OAK AVENUE (PIN 18-04-281-019), AND REZONING PROPERTY FROM A CLASS C-G (GENERAL COMMERCIAL) DISTRICT TO A CLASS N-1 (INSTITUTIONAL DISTRICT) FOR A PORTION OF THE PROPERTY LOCATED AT 416 ST. MARK'S COURT (PIN 18-04-406-029), AND REZONING PROPERTY FROM A CLASS R-8 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR THE PROPERTY LOCATED AT 519 NE GLENDALE (PIN 18-04-428-016) AND 403-405 NE PERRY AVENUE (PIN 18-04-457-021), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned Class C-G (General Commercial) District, and R-6, R-7, and R-8 (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 March 1, 2018, 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 N-1 (Institutional) District instead of Class C-G (General Commercial) District, and R-6, R-7, and R-8 (Multi-Family Residential) District:

Legal Description:

PIN #18-04-281-019

801 NE GLEN OAK

TRACT I

A PART OF LOT 10 IN HART PLACE AND ALSO A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF HART PLACE, THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH GLEN OAK AVENUE, 115.5 FEET; THENCE NORTHERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 7.5 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 55.0 FEET; THENCE NORTHERLY, 110.35 FEET TO A POINT ON THE SOUTH LINE OF EAST ARMSTRONG AVENUE, SAID POINT BEING 343.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 6 OF SAID HART PLACE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF EAST ARMSTRONG AVENUE, 134.0 FEET TO THE EAST LINE OF A 14-FOOT ALLEY, SAID POINT BEING 209.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6 OF SAID HART PLACE; THENCE SOUTHERLY, MAKING A DEFLECTION ANGLE OF THE LEFT TO 89°-30', 101.2 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE EXTENDED OF SAID LOT 10 OF SAID HART PLACE, 38.4 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF LOT 10 OF HART PLACE, 125.0 FEET TO THE SOUTHERLY LINE OF SAID LOT 10; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 10, 40.2 FEET TO THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT II

A TRACT OF LAND BEING PART OF THE EXISTING ALLEY ADJACENT TO LOT 1 IN HART PLACE, IN PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP-8-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN HART PLACE, AS THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 90°-00'-00" EAST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE, A DISTANCE OF 14.00 FEET TO THE EAST LINE OF SAID ALLEY; THENCE SOUTH 00°-21'-30" WEST, ALONG SAID EAST LINE, A DISTANCE OF 100.44 FEET; THENCE SOUTH 80°-39'-36" WEST, A DISTANCE OF 14.20 FEET TO THE WEST LINE OF SAID ALLEY; THENCE NORTH 00°-21'-30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 102.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.033 ACRE, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PIN #18-04-406-029

416 ST MARKS COURT

PARCEL 1:

PART OF LOTS 5, 6 AND 7 IN BLOCK 6 OF HALE'S THIRD ADDITION TO PEORIA, AS SHOWN IN PLAT BOOK "G ", PAGE 27 AT THE PEORIA COUNTY RECORDER'S OFFICE; A PART OF VACATED ST. MARK'S COURT (FORMERLY ISAAC STREET); LOTS 1, 2, 3, 4, 5, 6, 7 AND THE VACATED ALLEY LYING SOUTH OF ST. MARK'S COURT IN FRINK'S SUBDIVISION OF PART OF BLOCK 6 AND PART OF LOT 2 IN HALE'S THIRD ADDITION TO PEORIA, AS SHOWN IN PLAT BOOK "A", PAGE 75 AT THE PEORIA COUNTY RECORDER'S OFFICE, VACATED BRYAN STREET; AND LOTS 5, 6 AND PART OF LOTS 7, 8 AND 9 IN UNDERHILL'S SUBDIVISION, AS SHOWN IN PLAT BOOK "A", PAGE 97 AT THE PEORIA COUNTY RECORDER'S OFFICE; ALL BEING IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-8-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN SAID UNDERHILL'S SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOWLER STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE (FORMERLY HALE STREET), THENCE SOUTH 50°-24'-00"

WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE, A DISTANCE OF 35.10 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 50°-24'-00" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.11 FEET; THENCE NORTH 39°-31'-39" WEST, A DISTANCE OF 169.51 FEET; THENCE SOUTH 50°-24'-00" WEST, A DISTANCE OF 135.14 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPAULDING AVENUE (FORMERLY JACKSON STREET); THENCE NORTH 39°-30'-00" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.41 FEET; THENCE NORTH 50°-24'-00" EAST, PARALLEL WITH AND 25.00 FEET MEASURED PERPENDICULAR NORTHWEST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ST. MARK'S COURT, A DISTANCE OF 658.92 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOWLER STREET, THENCE SOUTH 27°-26'-55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.16 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 IN SAID UNDERHILL'S SUBDIVISION; THENCE SOUTH 50°-36'-52" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 47.34 FEET; THENCE SOUTH 34°-32'-13" EAST, A DISTANCE 97.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.096 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT DATED DECEMBER 18, 1989 AND RECORDED DECEMBER 18, 1989 AS DOCUMENT 89-26189 FROM RAYMOND R. S. HEYDE, M. D. TO R.W. WALKER ENTERPRISES, INC. TO ENTER UPON AND PASS AND REPASS, WITH WHEELCHAIRS, APPARATUS AND ON FOOT, FOR USES FOR THE PURPOSE OF WALKING, TEMPORARY PARKING, DISEMBARKING AND LOADING OF PASSENGERS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTHEASTERLY 3 FEET BY FULL DEPTH (BEING ACROSS THE REAR) OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOTS 5, 6 AND 7 IN BLOCK 6 IN HALE'S THIRD ADDITION TO THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8

NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND INCLUDING PART OF ST. MARK'S COURT (NOW VACATED) ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF THE INTERSECTION OF JACKSON STREET AND GLENDALE AVENUE, THE SAME BEING THE SOUTH CORNER OF LOT 7 BLOCK 6 IN HALE'S THIRD ADDITION TO THE CITY OF PEORIA FOR THE PLACE OF BEGINNING; THENCE NORTH 50 DEGREES 24 MINUTES EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE A DISTANCE OF 135.34 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 169.50 FEET; THENCE SOUTH 50 DEGREES 24 MINUTES WEST A DISTANCE OF 135.14 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 39 DEGREES 30 MINUTES EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET A DISTANCE OF 169.50 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN #18-04-428-016

519 NE GLENDALE

LOT 1 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

COMMONLY KNOWN AS 1115 CROSS STREET, PEORIA, IL 61603

LOT 2 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY

RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 3 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 4 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 5 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 6 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTH HALF OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 13,413 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06459 LYING SOUTH AND ADJACENT TO THE ABOVE DESCRIBED TRACTS.

LOT 7 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY

RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTH HALF OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 13,413 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06459 LYING NORTH AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOTS 8, 9 & 10 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 11 AND 12 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 12 AT THE CORNER OF CROSS AND GREENLEAF STREETS, RUNNING THENCE NORTHEASTERLY ALONG THE LINE OF SAID LOTS ON GREENLEAF STREET, 75 FEET; THENCE SOUTHEASTERLY PARALLEL WITH CROSS STREET, 25 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GREENLEAF STREET, 75 FEET TO CROSS STREET; THENCE NORTHWESTERLY ALONG CROSS STREET, 25 FEET TO THE PLACE OF BEGINNING; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO,

THE EAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460, LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 11 AND 12, BLOCK 43, UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWESTERLY LINE TO LOT 12 AT A POINT 25 FEET SOUTHEASTERLY FROM THE CORNER OF GREENLEAF STREET AND CROSS STREET; THENCE RUNNING NORTHEASTERLY PARALLEL WITH GREENLEAF STREET 75 FEET; THENCE SOUTHEASTERLY PARALLEL WITH CROSS STREET 39 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GREENLEAF STREET 75 FEET TO THE SOUTHWEST LINE OF LOT 12; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF LOT, 39 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

A PART OF LOTS 11 AND 12, IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12, 10 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT; RUNNING THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 11 AND 12, 75 FEET; THENCE NORTHWESTERLY PARALLEL WITH CROSS STREET 25 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 11 AND 12, 75 FEET TO CROSS STREET; THENCE SOUTHEASTERLY ALONG THE LINE OF SAID LOT 12 ON CROSS STREET 25 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TEN FEET OF EVEN WIDTH OFF THE SOUTHEASTERLY ENDS OF LOTS 11 AND 12 AND 25 FEET OF EVEN WIDTH OFF THE NORTHWESTERLY ENDS OF LOTS 13 AND 14 ALL IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 13 AND 14 IN BLOCK 43, IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE LINE OF SAID LOT 13 ON CROSS STREET, 91 FEET DISTANT NORTHWESTERLY FROM GLENDALE AVENUE (FORMERLY HALE STREET), RUNNING THENCE NORTHWESTERLY, ALONG THE LINE OF SAID LOT ON CROSS STREET, 24 FEET; THENCE AT RIGHT ANGLES ACROSS SAID LOTS 13 AND 14, 100 FEET TO THE WESTERLY LINE OF LOT 15 IN SAID BLOCK; THENCE SOUTHEASTERLY ALONG THE LINE DIVIDING LOTS 14 AND 15 IN SAID BLOCK, 24 FEET; THENCE AT RIGHT ANGLES ACROSS SAID LOT 13 AND 14 TO THE PLACE OF BEGINNING ON CROSS STREET, BEING 24 FEET ON CROSS STREET BY 100 FEET DEEP; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARTS OF LOTS 13 AND 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, ILLINOIS, COMMENCING ON THE LINE OF CROSS STREET IN SAID ADDITION AT A POINT 74 FEET SOUTHEASTERLY FROM THE DIVIDING LINE BETWEEN LOTS 12 AND 13 IN SAID BLOCK 43 FOR A PLACE OF BEGINNING; THENCE ALONG CROSS STREET TOWARDS HALE STREET (NOW GLENDALE AVENUE) 24 FEET, THENCE AT RIGHT ANGLES ACROSS SAID LOTS 13 AND 14, 100 FEET TO THE WESTERLY LINE OF LOT 15 IN SAID BLOCK, THENCE NORTHWESTERLY ALONG THE LINE OF LOTS 14 AND 15, 24 FEET, THENCE AT RIGHT ANGLES ACROSS SAID LOT 13 AND 14 TO THE PLACE OF BEGINNING ON CROSS STREET, BEING 24 FEET FRONT ON CROSS STREET BY 100 FEET DEEP; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS;

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 13 AND 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A POINT ON CROSS STREET 25 FEET SOUTHEASTERLY FROM THE REAR OF LOT 13 THENCE SOUTHEASTERLY ALONG CROSS STREET 25 FEET, THENCE AT RIGHT ANGLES ACROSS LOTS 13 AND 14, TO THE LINE OF LOT 15, THENCE NORTHWESTERLY ALONG THE LINE OF LOT 15, 25 FEET, THENCE AT RIGHT ANGLES FROM SAID LOT 15 TO CROSS STREET AT THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST OF AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOT 13 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF GLENDALE AVENUE WITH THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK, THENCE RUNNING SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF GLENDALE AVENUE, 51.6 FEET (MORE OR LESS) TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF CROSS STREET, THENCE RUNNING ALONG SAID EASTERLY LINE OF CROSS STREET TOWARD GREENLEAF STREET 67 FEET, THENCE AT RIGHT ANGLES TO CROSS STREET ACROSS SAID LOT 13 TO SAID DIVIDING LINE BETWEEN LOTS 13 AND 14, THENCE ALONG SAID DIVIDING LINE IN A SOUTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

A PART OF LOT 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON GLENDALE AVENUE AT THE CORNER BETWEEN LOTS 14 AND 15 IN SAID BLOCK; THENCE SOUTHWESTERLY ALONG THE LINE OF SAID LOT ON GLENDALE AVENUE , 51 FEET AND 6 INCHES, TO THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK; THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK, 67 FEET; RUNNING THENCE NORTHEASTERLY PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS 11 AND 14 IN SAID BLOCK, 50 FEET (MORE OR LESS),

TO THE DIVIDING LINE BETWEEN LOTS 14 AND 15 IN SAID BLOCK; RUNNING THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED LINE TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 15 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

ALL OF LOTS 16 AND 17 AND A PART OF LOT 18 WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 18 AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18 TO THE MOST WESTERLY CORNER OF SAID LOT 18; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE REAR LOT LINE OF SAID LOT 18, A DISTANCE OF 12.1 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 100.7 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 18; AT IS 34.92 FEET NORTHEAST OF THE MOST SOUTHERLY CORNER OF SAID LOT 18; AND THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18, 34.92 FEET TO THE PLACE OF BEGINNING; ALL IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN #18-04-457-021

403, 405 NE PERRY AVE.

LOTS 1, 2, AND 3 IN MASONIC BLOCK, IN HALE'S THIRD ADDITION TO THE CITY OF PEORIA, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1874, IN PLAT BOOK "B", PAGE 108, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, STATE OF ILLINOIS.

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 _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel