

AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE PRESENT (UPON ANNEXATION) CLASS R-3 (SINGLE FAMILY RESIDENTIAL) TO A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY IDENTIFIED PART OF PARCEL IDENTIFICATION NO. 08-35-100-034 WITH A TEMPORARY ADDRESS OF 9800 N ORANGE PRAIRIE ROAD, PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned (upon annexation) Class R-3 (Single Family Residential) District, and;

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.14 of Appendix B of the Permanent Zoning Ordinance of the City of Peoria, and

WHEREAS said Planning & Zoning Commission held a public hearing on February 4, 2016, 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 B, the Permanent Zoning Ordinance 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 Class C-1 (General Commercial) District instead of Class R-3 (Single Family Residential) District:

Legal Description:

A part of the NW ¼ of Section 35, Township 10 North, Range 7 east of the Fourth Principal Meridian, Peoria County, Illinois, Being more particularly described as follows, and bearings are assumed for the purpose of description only;

Commencing at the Southwest corner of said NW ¼; thence S 89° 35'04" E, along the south line of said NW ¼, a distance of 70.00 feet to the point of beginning of the tract to be described (said point also being on the east right-of-way line of Orange Prairie Road); thence N 00° 04'42" E, along said east right-of-way line, a distance of 776.86 feet; thence S 89° 51'24" E, a distance of 1151.09 feet; thence S 00° 33'19" W, a distance of 782.33 feet to a point on the south line of said NW ¼ of Section 35; thence N 89° 35'04" W, along said south line of said NW ¼, a distance of 1144.59 feet to the point of beginning, said tract containing 20.543 acres, more or less; subject to any other easements, covenants and/or agreements of record.

Part of Parcel Identification Number: 08-35-100-034

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance 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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel