

AN ORDINANCE REZONING THE PROPERTY FROM A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND CLASS (C-1 LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 9505 N IL ROUTE 91 (PARCEL IDENTIFICATION NO. 08-35-300-023) AND N ORANGE PRAIRIE ROAD (PARCEL IDENTIFICATION NO. 08-35-300-030), PEORIA, IL

WHEREAS, the property herein described is now zoned in a Class R-3 (Single Family Residential) and Class R-6 (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 January 3, 2019, 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 Class R-6 (Multi-Family Residential) District and C-1 (General Commercial) District instead of Class R-3 (Single Family Residential) District and Class R-6 (Multi-Family Residential) District:

PARCEL TO BE REZONED R3 TO R6

A PART OF THE SOUTHWEST ¼ OF SECTION THIRTY-FIVE (35) OF RADNOR TOWNSHIP, TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 35, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, 680.99 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, 473.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 642.37 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, 27.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 642.37 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 48 SECONDS EAST, 27.00 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS. SAID TRACT CONTAINING 0.398 ACRE, MORE OR LESS.

PART OF PIN: 08-35-300-023

PARCEL TO BE REZONED R3 TO C1

A PART OF THE SOUTHWEST ¼ OF SECTION THIRTY-FIVE (35) OF RADNOR TOWNSHIP, TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 35, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, 680.99 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 642.37 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, 473.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 642.37 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 48 SECONDS EAST, 473.00 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS. SAID TRACT CONTAINING 6.975 ACRES, MORE OR LESS.

PART OF PIN: 08-35-300-023

PARCEL TO BE REZONED R6 TO C1

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°-11'-52" WEST (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS WEST, ZONE 1202), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, 493.65 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00°-11'-52" WEST, ALONG SAID EAST LINE, 187.34 FEET; THENCE NORTH 89°-40'-56" WEST, 473.00 FEET; THENCE NORTH 00°-11'-52" EAST, 187.34 FEET; THENCE SOUTH 89°-40'-56" EAST, 473.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.034 ACRES, MORE OR LESS.

PART OF PIN: 08-35-300-030

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 _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel