

**AN ORDINANCE REDUCING THE 100 FOOT SETBACK FROM THE STREET CENTERLINE ALONG PROSPECT ROAD FOR THE PROPERTY LOCATED AT 717 E BITTERSWEET LANE (PIN 14-22-101-013), PEORIA, IL.**

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

WHEREAS, the property owner has petitioned the City Council, with review by the Site Plan Review Board, as directed by Section 3.11.f.(11) of Appendix B, the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Site Plan Review Board does not object to the request;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the 100 foot centerline setback from Prospect Road is hereby reduced to 56 feet 10 inches, as shown in attachment A, for the property described as follows:

**LEGAL DESCRIPTION:**

A PART OF LOT 2 IN "BITTERSWEET LANE", A SUBDIVISION OF LOTS 20 AND 21 OF "MORNINGSIDE SUBDIVISION" AND ALSO PARTS OF BLOCKS 6 AND 17 OF "PROSPECT HEIGHTS SUBDIVISION" IN THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22 ALL IN TOWNSHIP-9-NORTH, RANGE-8-EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2 IN "BITTERSWEET LANE"; SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 15 MINUTES 18 SECONDS WEST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) A DISTANCE OF 80.08 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 6.08 FEET; THENCE NORTH 30 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 29.41 FEET; THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 88.93 FEET, TO THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD; (THE NEXT 4 COURSES ARE ALONG SAID WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD) THENCE IN A SOUTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,009.15 FEET AND AN ARC LENGTH OF 37.76 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 07 MINUTES 02 SECONDS EAST AND A CHORD LENGTH OF 37.76 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 12.92 FEET; THENCE IN A

SOUTHERLY DIRECTION, ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 891.50 FEET AND AN ARC LENGTH OF 68.43 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 28 MINUTES 32 SECONDS EAST AND A CHORD LENGTH OF 68.42 FEET; THENCE SOUTH 36 DEGREES 21 MINUTES 09 SECONDS WEST, A DISTANCE OF 16.99 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF BITTERSWEET LANE; THENCE SOUTH 85 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 129.22 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class R3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception of the centerline waiver.

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 \_\_\_\_\_, 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel