

AN ORDINANCE PERTAINING TO SCHEDULE A OF CHAPTER 31 OF THE CODE OF THE CITY OF  
PEORIA PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE  
INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS  
OR BY ANY OTHER METHOD

**WHEREAS**, the City Council is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, certain properties in the City of Peoria, Illinois have been used over a period of time for commercial/industrial purposes; and

**WHEREAS**, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 residential remediation objectives as set forth in 35 Illinois Administrative Code 742; and

**WHEREAS**, the City of Peoria desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents; and

**WHEREAS**, §31-111(d) of Chapter 31 of the Code of the City of Peoria provides that the City Clerk's Office is to maintain a listing of all properties where the use of groundwater as a potable water supply is prohibited;

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

**SECTION 1. Amendment of Schedule A.**

Schedule A as referenced in §31-111(d) of Chapter 31 of the Code of the City of Peoria shall be amended to include the following described properties:

All of parcels 14-29-178-011, 14-29-178-017, 14-29-254-003, 14-29-254-031, 14-29-255-003, and 14-29-255-032, together with all of the public street right of way of University Street extending its entire width adjoining the above described subject premises, all of the public street right of way of War Memorial Drive extending its entire width adjoining the above described subject premises including its intersection with University Street and all of the public street right of way of Stratford Drive extending its entire width adjoining the above described subject premises as depicted on Figure 1.

These properties are commonly referred to as 3721 North University Street (PIN 14-29-178-011), 3815 North University Street (PIN 14-29-178-017), 3808 North University Street (14-29-254-003), 3802 North University Street (PIN 14-29-254-031) & 3712 North University Street (PINs 14-29-255-003 and 14-29-255-032), Peoria, Illinois 61614.

**LEGAL DESCRIPTION for PIN 14-29-178-011:**

A part of Lots 1 and 2 in Johnson and Wead's Subdivision of the Northwest Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows:

COMMENCING at a Cast Iron Marker at the center of Section 29, Township 8 North, Range 8 East of the Fourth Principal Meridian, thence Northerly along the East line of the Northwest Quarter of said Section 29 (said East line being also the centerline of North University), 456.7 feet, more or less, thence Westerly 43.0 feet, more or less, to the intersection of the existing Westerly right-of-way line of North University and the South line of a tract conveyed to Chrysler Motors Corporation by deed recorded on August 24, 1965, as

Document No. 65-12910; said intersection being the Point of Beginning on the tract to be described.

From the Point of Beginning, thence Southerly along the said existing Westerly right-of-way line 213.1 feet; thence Southwesterly 48.5 feet along the said existing Westerly right-of-way line; thence Southwesterly 18.7 feet along the said existing right-of-way line to a point which is 78.0 feet radically distant Northeasterly from the Survey Line Curve of F.A. Route 31 (said point being also 68.2 feet normally distant Westerly from the center line of North University); thence Southwesterly 3.0 feet to a point which is 75.0 feet radically distant Northeasterly from the said Survey Line of F.A. Route 31; thence Northwesterly along the existing Northeasterly right-of-way line of said F.A. Route 31 (said right-of-way line being also a curve to the right having a radius of 4169.23 feet), 368.4 feet; thence Northeasterly 3.0 feet to a point which is 78.0 feet radically distant Northeasterly from the said Survey Line Curve of F.A. Route 31; thence Northwesterly along the said existing right-of-way line, 87.5 feet to appoint which is 120.0 feet radically distant Northeasterly from said Survey Line Curve; thence Northwesterly along the said existing Northeasterly right-of-way line, 44.5 feet to a point on the Easterly line of the tract conveyed to Lyle Springston and Eileen Springston by deed recorded on May 8, 1967, as Document No. 67-05480; thence Northeasterly along the said Easterly line of the Springston tract, 187 feet to the Southwest corner of aforesaid Chrysler Motors Corporation tract; thence South 85 degrees 30 minutes East, along the said Southerly line of the Chrysler Tract, 104.4 feet; thence South 43 degrees 08 minutes East along the said Southerly line of the Chrysler Tract, 16.3 feet; thence South 81 degrees 35 minutes East, along the said Chrysler Tract, 135 feet; thence North 52 degrees 25 minutes East along the said Chrysler Tract, 46.4 feet to the Point of Beginning, said tract containing 2.45 acres.

#### EXCEPTING THEREFROM

Parts of Lots 1 and 2 of Johnson and Wead's Subdivision in the Northwest Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows:

Beginning on the Westerly right-of-way line of North University Street at a point which is 201.3 feet South of the North line of said Lot 2 and 43.0 feet West of the East line of the Northwest Quarter of said Section 29 (also being the centerline of North University Street), being one and the same Point of Beginning as that set forth in a certain Warranty Deed from Robert H. Radebaugh as Grantor to Grank W. Werckle as Grantee, dated May 7, 1976, recorded as Document No. 76-09404, in the Office of the Recorder of Deeds of Peoria County, Illinois; thence South 0 degrees 35 minutes East (bearings assumed for descriptive purposed only), along the existing Westerly right-of-way line of North University Street, parallel with and 43.0 feet West of the East line of the Northwest Quarter of said Section 29, a distance of 215.8 feet to a point of deflection in said Westerly right-of-way line; thence South 13 degrees 45 minutes West, continuing along the said Westerly right-of-way line, a distance of 48.5 feet to a point of deflection which is 55.0 feet West of the East line of the Northwest Quarter of said Section 29; thence South 44 degrees 15 minutes West, continuing along the said Westerly right-of-way line, a distance of 18.7 feet to a point of deflection which is 68.2 feet West of the East line of the Northwest Quarter and 78.0 feet radically distant Northeasterly from the Survey Line Curve of Federal Aid Route 31 (also known as War Memorial Drive); thence South 14 degrees 54 minutes West, along the said Westerly right-of-way line, radial to the said Survey Line Curve, a distance of 3.0 feet to a point on the Northeasterly right-of-way line of Federal Aid Route 31, which is 69.0 feet West of the East line of the Northwest Quarter of said Section 29 and 75.0 feet radically distant Northeasterly from the said Survey Line Curve; thence Northwesterly, along the Northeasterly right-of-way line of Federal Aid Route 31 on a curve to the right having a radius of 4169.23 feet, a distance of 11.4 feet to appoint which is 80.0 feet West of the East line of the Northwest Quarter of said Section 29; thence North 0 degrees 35 minutes West, along a line parallel with and 60.0 feet West of the East line of the Northwest Quarter of said Section 29, a distance of 203.0 feet to the Grantor's Southerly line thence North 52 degrees 25 minutes East, along the Grantor's Southerly line, a distance of 21.3 feet to the Point of Beginning; containing 4675 square feet or 0.109 acres, more or less, and situated in the City of Peoria, County of Peoria, Illinois.

**LEGAL DESCRIPTION for PIN 14-29-178-017:**

Lot 2 in Parkway Subdivision of a part of Lots 2 and 3 in Johnson and Wead's Subdivision of the Northwest Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, in Peoria County, Illinois, as per Plat thereof recorded March 30, 2012, as Instrument No. LR2012007619, in the Office of the Recorder of Peoria County, Illinois.

**LEGAL DESCRIPTION for PIN 14-29-254-003:**

A part of Lots 13 and 14 in Bratton's Subdivision being a part of the Northeast Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 13, thence South along the West line of Lot 14 a distance of 30.9 feet; thence East of a line parallel with the South line of Lot 13, a distance of 51 feet to the Point of Beginning; continuing East on the same course, 192.45 feet; thence North 30.9 feet; thence West 85.4 feet; thence North 20.1 feet; thence West parallel with the South line of Lot 13, to the Easterly right-of-way line of University, thence South along the Easterly right-of-way line to the Point of Beginning, situate, lying and being in the City of Peoria, County of Peoria, Illinois.

**LEGAL DESCRIPTION for PIN 14-29-254-031:**

A part of Lot 14 in L.J.C. Bratton's Subdivision, being a part of the South half of the Northeast Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, bearings are for the purpose of description only:

Beginning at a point which is 61.00 feet East and 25.00 feet North of the Southwest corner of said Lot 14, said point being on the Easterly right-of-way line of North University and on the North right-of-way line of Stratford Drive; thence North 44 degrees 43 minutes West, along the Easterly right-of-way line of North University, a distance of 41.20 feet; thence North, along the Easterly right-of-way line of North University, a distance of 87.5 feet; thence East 11.0 feet; thence North 12.7 feet; thence East 181.45 feet; thence South, parallel to the centerline of said North University Street, a distance of 110.3 feet to the North right-of-way line of said Stratford Drive, a distance of 182.45 feet to the Point of Beginning, in the City of Peoria, County of Peoria, Illinois.

**LEGAL DESCRIPTION for PINs 14-29-255-003 & 14-29-255-032:**

A part of Lots 15 and 16 of L.J.C. Bratton's Subdivision, being a part of the South half of the Northeast Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of Lot 17 of Frank M. Evans Subdivision, being a part of the Northeast Quarter of said Section 29 as the Point of Beginning of the tract to be described; thence South 0 degrees 18 minutes 25 seconds East along the West line of said Lot 17 of Frank M. Evan's Subdivision, a distance of 135.5 feet to appoint on the South line of said Lot 15 of L.J.C. Bratton's Subdivision; thence North 89 degrees 32 minutes 19 seconds East along the South line of said Lot 15, a distance of 32.31 feet to the Northwest corner of Lot 10 of JEM Addition, being a subdivision of part of the Northeast Quarter of said Section 29; thence South 0 degrees 59 minutes 31 seconds East along the West line of said Lot 10, a distance of 67.08 feet to a point on the North right-of-way line U.S. Rte. No. 15, (War Memorial Drive); thence North 82 degrees 00 minutes 25 seconds West along the north right-of-way of U.S. Rte. No. 150, a distance of 132.62 feet; thence North 71 degrees 32 minutes 19 seconds West along the North right-of-way line of U.S. Rte. No. 150, a distance of 77.50 feet; thence in a Northwesterly direction along the Easterly right-of-way line of University Street, on a curve to the Right having a radius of 117.00 feet for an arc distance of 100.90 feet; thence North 3 degrees 16 minutes 07 seconds West along the Easterly right-of-way line of University Street, a distance of 26.16 feet; thence North 0 degrees 36 minutes 15 seconds West along the Easterly right-of-way line of University Street, a distance of 41.92 feet; thence North 44 degrees 55 minutes 50 seconds East, a distance of 14.01 feet to a point on the South right-of-way line of Stratford Drive, thence East 0 degrees 0 minutes along the South right-of-way line of Stratford Drive, a distance of 0.28 feet to the Point of Beginning, situate, lying, and being in the City of Peoria, County of Peoria, Illinois.

**SECTION 2. Effective date.**

This Ordinance shall be in full force and effect from and after its approval, passage and publication as required by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

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

APPROVED:

\_\_\_\_\_  
Mayor

EXAMINED AND APPROVED:

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



# Proposed City of Peoria Groundwater Ordinance Area



**LEGEND**



PROPOSED GROUNDWATER ORDINANCE AREA



PROPERTY LINE

14-29-255-032

PARCEL INDEX NUMBER



1" = 100'

PROPOSED GROUNDWATER ORDINANCE AREA MAP		PREPARED WOLFE	DATE 05/2020
ILICO, INC. - UNIVERSITY		DRAWN BETTENHAUSEN/WOLFE	DATE 05/2020
3712 N. UNIVERSITY ST. PEORIA, IL 61614		APPROVED WIENHOFF	DATE 05/2020
INCIDENT NO. 1992-3441	FILE NAME ILICO - UNIVERSITY - SAF	PROJECT NO. 120	FIGURE 1