

AN ORDINANCE REZONING PROPERTY FROM FORMER RIGHT-OF-WAY TO CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF WILHELM ROAD AND THE ROCK ISLAND TRAIL, AND IDENTIFIED AS PART OF OUTLOT B IN HUNTER'S TRAIL SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 8 EAST, PEORIA IL

WHEREAS, the property herein described is now without any zoning classification; 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 5, 2020, 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-3 (Single Family Residential) District:

Legal Description:

PART OF OUTLOT B IN HUNTERS TRAIL ESTATES SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT B OF SAID HUNTERS TRAIL ESTATES, THENCE SOUTH 00 DEGREES 39 MINUTES 24 SECONDS WEST, (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY), A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 188.72 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND TRAIL; THENCE NORTH 25 DEGREES 49 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 12.04 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1298.00 FEET AND AN ARC LENGTH OF 108.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF

NORTH 70 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 108.79 FEET; THENCE SOUTH 20 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.076 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

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 _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel