

AN ORDINANCE REZONING PROPERTY FROM FORMER PUBLIC RIGHT-OF-WAY TO A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTIES LOCATED AT 4700 AND 4726 N STERLING AVENUE (PARCEL IDENTIFICATION NOS. 14-19-401-001 AND 14-19-401-017) PEORIA IL.

WHEREAS, the property herein described is former public right-of-way; 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 September 5, 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 C-1 (General Commercial) District:

Legal Description:

Part of the Northwest Quarter of the Southeast Quarter of Section 19, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

Commencing at a found 5/8" rebar marking the Southwest corner of the Southeast Quarter of Section 19; thence North 00 degrees 13 minutes 34 seconds West on the West line of the Southeast Quarter of Section 19, 2,284.03 feet; thence North 89 degrees 46 minutes 26 seconds East, 75.13 feet to a found 3/4" pipe marking the intersection of the Easterly Right of Way line of Sterling Avenue and the Southwesterly Right of Way line of F.A. Route 31 (War Memorial Drive); thence South 37 degrees 34 minutes 04 seconds East on the Southwesterly Right of Way and Access Control line of F.A. Route 31 (War Memorial Drive), 49.42 feet to a found railroad spike; thence South 27 degrees 31 minutes 05 seconds East on the Southwesterly Right of Way and Access Control line of F.A. Route 31 (War Memorial Drive), 86.30 feet to a set 5/8" iron pin marking the Point of Beginning;

From the Point of Beginning; thence North 62 degrees 28 minutes 55 seconds East, 52.00 feet to a set 5/8" iron pin; thence South 27 degrees 31 minutes 05 seconds East parallel with the Southwesterly Right of Way line of F.A. Route 31 (War Memorial Drive), 101.74 feet to a set 5/8" iron pin; thence parallel with the Southwesterly Right of Way line of F.A. Route 31 (War Memorial Drive) on a curve to the left having a radius of 17,720.49 feet through a central angle of 00 degrees 46 minutes 58 seconds, having an arc length of 242.12 feet and a long chord of 242.11 feet bearing South 31 degrees 24 minutes 24 seconds East to a set 5/8" iron pin; thence South 89 degrees 51 minutes 42 seconds West, 61.06 feet to a found 3/4" pipe marking the Southwesterly Right of Way line of F.A. Route 31 (War Memorial Drive); thence on the Southwesterly

Right of Way line of F.A. Route 31 (War Memorial Drive) on a curve to the right having a radius of 17,772.49 feet through a central angle of 00 degrees 41 minutes 05 seconds, having an arc length of 212.37 feet and a long chord of 212.37 feet bearing North 31 degrees 21 minutes 09 seconds West to a set 5/8" iron pin; thence North 27 degrees 31 minutes 05 seconds West, 103.33 feet to the Point of Beginning.

The said tract of land contains 17,148 square feet, more or less, or 0.394 acre, more or less.

Parcel Identification Nos. 14-19-401-001 and 14-19-401-017

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