

AN ORDINANCE REZONING THE PROPERTY FROM FORMER PUBLIC RIGHT-OF-WAY TO A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 7327 N. GALENA RD (PART OF PARCEL IDENTIFICATION NO. 14-10-176-020), 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 December 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-2 (Large Scale Commercial) District:

Legal Description:

A PART OF LOTS 3, 4, 5, AND 6 IN GALENA PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3 IN GALENA PARK SUBDIVISION, SAID POINT BEING 17.93 FEET RADIALLY DISTANT WESTERLY OF THE SURVEY LINE OF ILLINOIS ROUTE 24 (S.B.I. ROUTE 29); THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 55.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROUTE 24, SAID POINT BEING 70.00 FEET RADIALLY DISTANT WESTERLY OF SAID SURVEY LINE AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH 27 DEGREES 50 MINUTES 36 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.30 FEET TO A POINT 100.00 FEET RADIALLY DISTANT WESTERLY OF SAID SURVEY LINE; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5829.65 FEET AND AN ARC LENGTH OF 228.16 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 16 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 228.15 FEET TO A POINT 100.00 FEET RADIALLY DISTANT WESTERLY OF SAID SURVEY LINE; THENCE SOUTH 89 DEGREES 36 MINUTES 22 SECONDS EAST, A DISTANCE OF 31.30 FEET TO A POINT 70.00 FEET RADIALLY DISTANT WESTERLY OF SAID SURVEY LINE; THENCE IN A SOUTHEASTERLY DIRECTION ON A CURVE CONCAVE TO THE NORTHEAST HAVING

A RADIUS OF 5799.65 FEET AND AN ARC LENGTH OF 415.70 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 13 MINUTES 34 SECONDS EAST AND A CHORD LENGTH OF 415.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.218 ACRES (9,492 SQUARE FEET), MORE OR LESS.

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