ORDINANCE NO. 13-21

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY 200 E. COURTLAND STREET

WHEREAS, Todd Braker and United Contractors Midwest f/k/a R. A. Cullinan, Inc., hereinafter referred to as "Petitioners," have heretofore requested the rezoning of certain property hereinafter described in this ordinance; and

WHEREAS, the Petitioners have requested that the property hereinafter described be rezoned from I-2, General Industrial District, to B-3, Highway and Service Commercial District; and

WHEREAS, the Petitioner has given due notice to all interested parties; and notice of a public hearing was duly published according to law on October 11, 2013, in the Journal Star; and

WHEREAS, pursuant to notice duly published according to law, the Morton Plan Commission held a public hearing at 7:00 p.m. on October 28, 2013, and subsequent to said hearing duly transmitted its recommendations to the Board of Trustees of the Village of Morton recommending the rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that the property described in Exhibit A, which is attached, is hereby rezoned from I-2, General Industrial District, to B-3, Highway and Service Commercial District:

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this ____4th _____ day of _____November_____, 2013; and upon roll call the vote was as follows:

AYES: Belsley, Daab, Heer, Hermann, Kaufman, Newhouse

NAYS: None

ABSENT: None

ABSTAINING: None

APPROVED this ____4th ____ day of ____November_____, 2013

President

ATTEST:

Village Clerk

MORTON, TAZEWELL COUNTY
VILLAGE SEAL
ILLINOIS

EXHIBIT A

A PART OF THE NORTHWEST QUARTER OF SECTION 16 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, ALSO BEING SAID NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 01 MINUTES 05 SECONDS EAST, (BEARINGS ARE ASSUMED FOR DESCRIPTION PURPOSES) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 16, A DISTANCE OF 100.62 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, (THE FOLLOWING 3 COURSES ARE ALONG THE EAST RIGHT-OF-WAY LINE OF WALTON AVENUE) THENCE NORTH 00 DEGREES 16 MINUTES 11 SECONDS WEST, A DISTANCE OF 154.49 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 165.56 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 14 SECONDS EAST, A DISTANCE OF 43.23 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF EAST COURTLAND STREET; THENCE NORTH 84 DEGREES 51 MINUTES 05 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 449.06 FEET, TO THE NORTHWEST CORNER OF LOT 8 OF "MORTON COMMERCE PARK VII"; THENCE SOUTH 02 DEGREES 35 MINUTES 37 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, THE WEST LINE OF LOT 7 OF "MORTON COMMERCE PARK VI" AND THE WEST LINE OF LOT 2 OF "MORTON COMMERCE PARK II", A DISTANCE OF 858.66 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 27 SECONDS EAST, ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 126.36 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 9513798 AT THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 01 MINUTES 22 SECONDS WEST, ALONG SAID NORTH LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 9513798, ALONG THE NORTH LINE OF LOT 15 OF "MORTON COMMERCE PARK XI" AND ALONG THE NORTH LINE OF LOT 3 OF "MORTON COMMERCE PARK III", A DISTANCE OF 407.64 FEET, TO THE SOUTHEAST CORNER OF SAID WALTON AVENUE RIGHT-OF-WAY; (THE FOLLOWING 6 COURSES ARE ALONG SAID EAST RIGHT-OF-WAY LINE OF WALTON AVENUE) THENCE NORTH 00 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 80.83 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 71.50 FEET AND AN ARC LENGTH OF 92.22 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 36 DEGREES 57 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 85.96 FEET; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 38.50 FEET AND AN ARC LENGTH OF 45.60 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 58 MINUTES 26 SECONDS WEST AND A CHORD LENGTH OF 42.98 FEET; THENCE NORTH 06 DEGREES 02 MINUTES 42 SECONDS WEST, A DISTANCE OF 111.47 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 243.24 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 11 SECONDS WEST, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING, CONTAINING 10.44 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.