

**ORDINANCE NO. 17,839**

**AN ORDINANCE REZONING THE PROPERTY FROM CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT TO A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR THE PROPERTY LOCATED AT 2800 W TOWNLINE ROAD (PARCEL IDENTIFICATION NO. 14-06-101-005), PEORIA, IL**

WHEREAS, the property herein described is now zoned Class C-2 (Large Scale Commercial) District; 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 4, 2021, 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 I-1 (Industrial/Business Park) District instead of Class C-2 (Large Scale Commercial) District:

Legal Description:

Lot 5 in MEDINA PLAINS CORPORATE PARK, a Subdivision of part of the Southwest Quarter of Section 31, Township 10 North, Range 8 East and part of the Northwest Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, in the City of Peoria, County of Peoria and State of Illinois, according to the plat thereof recorded June 23, 2003 as Document No. 03-29881; Plat Book 8, Page 80.

Parcel Identification Number: 14-06-101-005

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 23RD DAY OF

MARCH, 2021.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

  
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Corporation Counsel