

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS CG (GENERAL COMMERCIAL) TO A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT AND APPROVING A SPECIAL USE FOR MEAT PROCESSING AND PACKING, NO SLAUGHTERING, FOR THE PROPERTY LOCATED AT 3545 SW PRECAST WAY, PARCEL INDEX NUMBER (18-19-202-067), PEORIA, ILLINOIS (COUNCIL DISTRICT 1).

WHEREAS, the property herein described is now zoned in a Class CG (General Commercial) District; and

WHEREAS, a petition was received requesting to Rezone Property from a Class CG (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District and to approve a Special Use for Meat Processing and Packing, No Slaughtering; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.8 and 2.9 of Appendix C, the Land Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on August 4, 2016, with respect to said petition, which hearing was held 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 and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning and special use 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:

Section 1. The Official Zoning Map of the City of Peoria, is hereby amended by to change the zoning of said property from a Class CG (General Commercial) to a Class I-2 (Railroad/Warehouse Industrial) District; and a Special Use is hereby granted for Meat Processing and Packing, No Slaughtering. Such request is hereby granted for following described property:

Legal Description

Part of the Northeast Quarter of Section 19 in Township 8 North, Range 8 East of the 4th Principal Meridian, as described in Document Numbers 90-11290, 90-11292 and all of the vacated alley as described in Document Number 80-06543. Being more particularly described as follows:

Commencing at an iron monument at the Northwesterly corner of Lot 2 in "Alta Vista Subdivision," a subdivision of part of the Northeast Quarter of said Section 19, thence North 46°51'14" East along the Northerly line of Lots 1 and 2 in "Alta Vista Subdivision," a distance of 66.09 feet to an iron monument; thence North 48°46'59" West along the Northeasterly line of "Alta Vista Subdivision," a distance of 100.49 feet to the Point of Beginning for the tract to be described; thence continuing North 48°46'59" West along the Northeasterly line of "Alta Vista Subdivision," a distance of 409.13 feet to an iron monument; thence North 89°45'48" East, a distance of 601.54 feet, to an iron monument; thence South 21°40'27" West, a distance of 109.52 feet to an iron monument; thence South 43°08'46" East, a distance of 51.00 feet to an iron monument; thence South 46°51'14" West, a distance of 198.96 feet; thence North 48°46'59" West, a distance of 100.49 feet; thence South 46°51'14" West, a distance of 92.45 feet to the Point of Beginning. Containing 2.386 acres, more or less, and being subject to all existing easements and rights-of-way, as shown in a survey plat prepared by Daily & Associates, dated April 12, 1996 which by reference is made a part of this description.

PIN: Part of 18-19-202-067 (formerly 18-19-202-041)

Commonly known as: 3545 S.W. Precast Way, Peoria, IL 61605

Said Ordinance is hereby approved per the submitted site plan.

Section 2. All provisions of Appendix C, the Land 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. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class I-2 (Railroad/Warehouse Industrial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 4. 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 \_\_\_\_\_, 2016.

APPROVED:

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Mayor

ATTEST:

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City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel