

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR MISCELLANEOUS FOOD PROCESSING/MANUFACTURING (CARP FISH PROCESSING, PACKAGING AND DISTRIBUTION), FOR THE PROPERTY LOCATED AT 8606 N PIONEER ROAD (PARCEL IDENTIFICATION NO. 14-06-276-009), PEORIA IL**

WHEREAS, the property herein described is now zoned in a Class I-1 (Industrial/Business Park) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Miscellaneous Food Processing/Manufacturing (Carp Fish Processing, Packaging and Distribution), under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on September 3, 2020, 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

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such 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, AS FOLLOWS:

Section 1. That a Special Use for a Miscellaneous Food Processing/Manufacturing (Carp Fish Processing, Packaging and Distribution) is hereby approved for the following described property:

A part of the East Half of the Northeast Quarter of Section Six (6), Township Nine (9) North, Range East (8) East of the Fourth Principal Meridian, more particularly described as follows:

Beginning at the Southwest corner of the East Half of the Northeast Quarter of said Section 6; thence North 0° 08' 41" West (bearing assumed for purpose of description only), along the West line of the East Half of the Northeast Quarter of said Section 6 (said West line also being the East line of North Industrial Road), 330.39 feet; thence on a curve to the right having a radius of 69.40 feet, an arc distance of 109.22 feet (said arc being subtended by a chord having a bearing of North 44° 57' 17" East and a length of 98.30 feet); thence South 89° 58' 15" East along the South line of North Pioneer Road, 130.36 feet; thence South 0° 08' 41" East, parallel to and 200.00 feet normally distant Easterly from said West line, 400.00 feet, to a point on the South line of the Northeast Quarter of said Section 6; thence North 89° 56' 30" West, along said South line, 200.00 feet to the Point of Beginning; situate, lying and being in the County of Peoria and State of Illinois.

Parcel Identification No. 14-06-276-009

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following conditions:

- 1) Provide one bicycle parking space.
- 2) Provide a landscape plan meeting required points or an alternative plan for the front yards of Pioneer Rd, Industrial Rd, and the parking lot, prior to issuance of a building permit.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class I-1 (Industrial/Business Park) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

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 \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel