

AN ORDINANCE REZONING THE PROPERTY FROM A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR THE PROPERYS LOCATED AT TEMP ADDRESS 8600 N RADNOR ROAD (PARCEL IDENTIFICATION NO. 13-01-200-003), PEORIA, IL

WHEREAS, the property herein described is now zoned Class R-3 (Single Family Residential) 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 June 10, 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 R-3 (Single Family Residential) District:

Legal Description:

The South Half of the South Half of the Northeast Quarter of Section 1, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: The South 50 feet of the South Half of the Northeast Quarter of Section 1, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, containing 36.38 acres, more or less.

Parcel Identification Number: 13-01-200-003

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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel