

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS CG (GENERAL COMMERCIAL) DISTRICT, TO A CLASS I2 (RAILROAD/INDUSTRIAL) DISTRICT, LOCATED AT 3011 SW ADAMS STREET (PARCEL INDEX NO. 18-17-309-020), PEORIA, IL (COUNCIL DISTRICT 1) CASE NO. PZ 15-2

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

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

WHEREAS, said Planning and Zoning Commission held a public hearing on February 5, 2015, 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 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/Industrial) District; and such request is hereby granted for following described property:

Lots Sixteen (16), Seventeen (17) and Eighteen (18) in Block Eight (8) in FRINK AND SANGER'S ADDITION extended to the City of Peoria; Situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

PIN: 18-17-309-020

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/Industrial) District shall apply to the above-described premises.

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 _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel