

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS CN (NEIGHBORHOOD COMMERCIAL) TO A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 105 SOUTH STREET AND 2200 SW WASHINGTON STREET, PARCEL INDEX NUMBERS (18-17-257-016 AND 18-17-257-017), PEORIA, ILLINOIS (COUNCIL DISTRICT 1). CASE NO. PZ 15-56.

WHEREAS, the property herein described is now zoned in a Class CN (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 January 7, 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 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 CN (General Commercial) to a Class I-2 (Railroad/Warehouse Industrial) District; and such request is hereby granted for following described property:

Legal Description

HOLLAND'S SUB NE 1/4 & SE 1/4 SEC 17-8-8E NW 7' LOT 9 & ALL LOTS 10-11-12; ALSO LOT 14 (EXC NE 38' SE 41' THEREOF); ALSO SW 16' LOT 5 & ALL LOTS 6 T HRU 9 SUB OF OUTLOT LISK ADD (93-17986)

And

SUB OF OUTLOT 1 LISK'S ADD NE 1/4 SEC 17-8-8E LOTS 1 THRU 4 & NE 14' LOT 5; ALSO LOT 13 HOLLAND'S SUB OF OUTLOT 1 LISK'S ADD (93-0589 8/93-05901)

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 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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel