

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PEORIA, TO REZONE PROPERTY FROM A CLASS I-2 (RAILROAD/WAREHOUSE INDUSTRIAL) DISTRICT TO CLASS I-3 (GENERAL INDUSTRIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 100 CASS STREET, 114 CASS STREET, 115 CASS STREET, AND 2026 SW WASHINGTON, PARCEL INDEX NUMBERS (18-17-258-005, 18-17-258-009 THROUGH 18-17-258-012, 18-17-259-008 AND 18-17-259-017 THROUGH 18-17-259-018), PEORIA, ILLINOIS (COUNCIL DISTRICT 1). CASE NO. PZ 15-22.

WHEREAS, the property herein described is now zoned in a Class I-2 (Railroad/Warehouse Industrial) 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 May 7, 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 I-2 (Railroad/Warehouse Industrial) to a Class I-3 (General Industrial) District; and such request is hereby granted for following described property:

Parcel Number 18-17-259-018

Legal Description

LISK ADD NE X SEC 17-8-8E 1.247 AC COMG NE COR LOT 2 BLK 3: TH SELY 150' S 50 .. 81' SELY 113.22' SWLY 252.53' NWLY 144.77' .05' TO POB PT LOTS 2,3,4,5

Parcel Number 18-17-259-008
Legal Description
LISK ADD NE X SEC 17-8-8E NW LOT 3 BLK 3 (82-17652)

Parcel Number 18-17-258-005
Legal Description
FRANK'S SUBN OF LISK ADDN NE X SEC 17-8-8 LOTS 14 & 15 (91-23669)

Parcel Number 18-17-258-009
Legal Description
FRANK'S SUBN LISK ADDN NE X SEC 17-8-8E LOT 13 (87-21904)

Parcel Number 18-17-258-010
Legal Description
FRANK'S SUBN OF LISK ADDN NE X SEC 17-8-8 LOT 12 (87-21904)

Parcel Number 18-17-258-011
Legal Description
FRANK'S SUBN TO LISK ADDN NE X SEC 17-8-8 LOT 11 (91-23669)

Parcel Number 18-17-258-012
Legal Description
FRANK'S SUBN TO LISK ADDN NE X SEC 17-8-8 LOTS 9 & 10 (87-21904)

Parcel Number 18-17-259-017
Legal Description
LISK ADD NE X SEC 17-8-8E 0.364 AC COMG NE COR LOT 2 BLK 3TH SWLY 288.20' TO POB: TH SELY 145.73' NELY 108.45' NW 145.97 SWLY 109.08' TO POB PT LOTS 4 & 5

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-3 (General 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