



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: June 10, 2021
CASE NO: PZ 311-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Betty Mae Hollenberg to approve an Annexation Petition and Annexation Agreement with a request to rezone (upon annexation) from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District for the property located at Temp Address 8600 N Radnor Road (Parcel Identification No. 13-01-200-003), Peoria IL. (Council District 5)

SUMMARY OF PROPOSAL

The petitioner is requesting to:

- 1) Annex PIN 13-01-200-003 comprised of 38.1 acres.
- 2) Rezone property to Class I-1 (Industrial/Business Park)

Proposed terms of the Annexation Agreement include:

- 1) Property shall be zoned Class I-1 Industrial/Business Park
- 2) Connection to public sanitary sewer and water required upon non-agricultural development of the property.

BACKGROUND

Property Characteristics

The subject property contains 38.1 acres of land and is currently undeveloped agricultural land.

Access to the property is available from Radnor Road.

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
City Council Strategic Plan Goals	Smart Population Growth	N/A
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Light Industrial/Technology Park.	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request subject to the following:

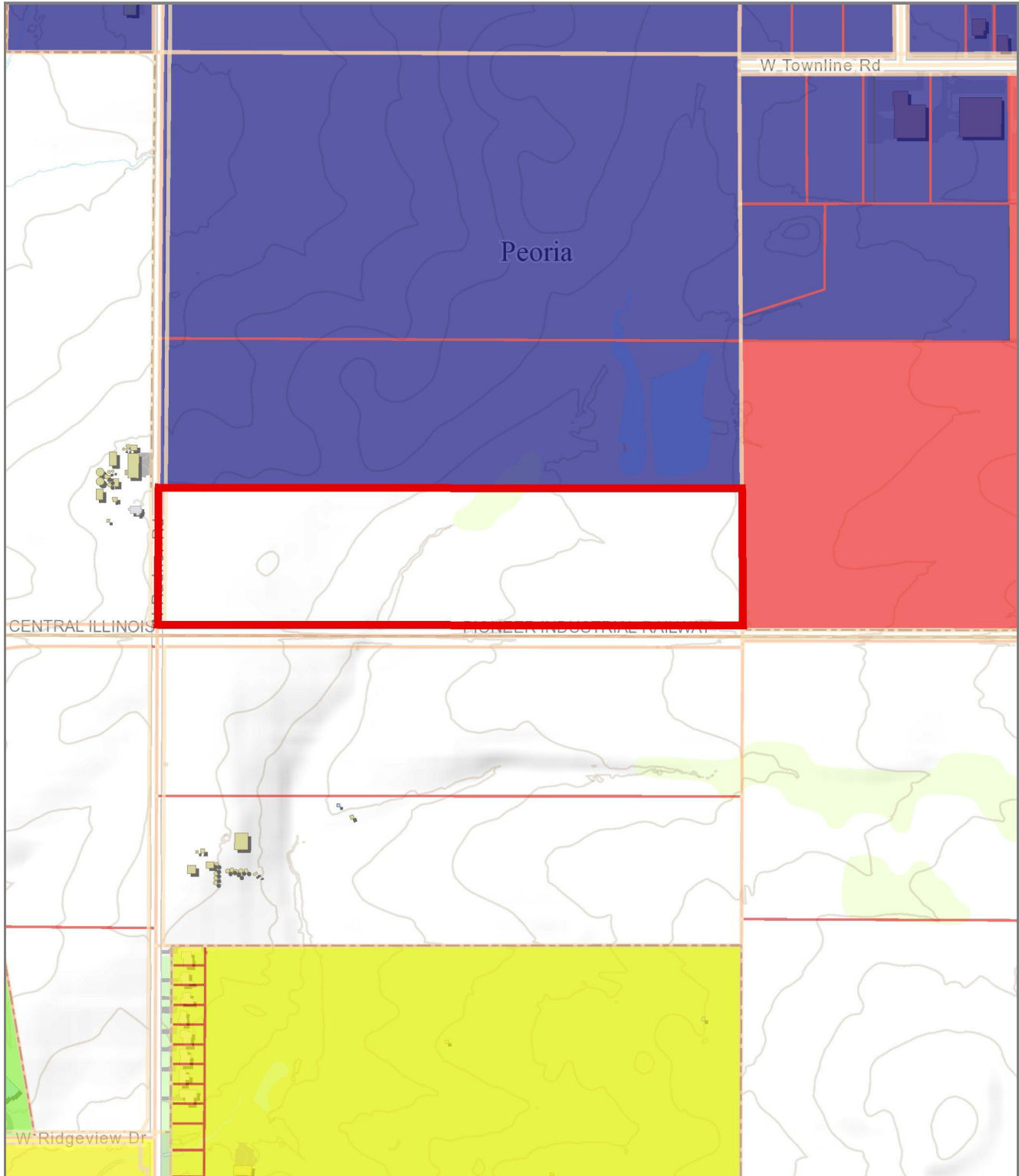
- 1) The north Radnor Rd property line extends to the centerline of the road. Peoria county may require dedication of additional row along the Radnor road frontage of this parcel during future development or subdivision.
- 2) Upon future development or subdivision, the creek running through the parcel will require a stream buffer easement per the city's ordinance.
- 3) Any development on the parcel will be required to meet the city's stormwater ordinance at the time of plan approval.
- 4) This parcel is located on and/or adjacent to proposed roads on the City of Peoria's thoroughfare map. Future development or subdivision will require compliance with the city's thoroughfare plan.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Proposed Annexation Agreement by Applicant

8600 N Radnor Rd



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 667 feet
5/19/2021



8600 N Radnor Rd



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Map Scale
1 inch = 1333 feet
5/19/2021



PETITION FOR
ANNEXATION -
PEORIA COUNTY

PREPARED BY &
RETURN TO:

CITY OF PEORIA
Community Development Department
419 Fulton Street, Room 203
Peoria, IL 61602-1217

PETITION FOR ANNEXATION

This Petition, dated this 7 day of May, 2021, is made by BETTY MAE HOLLENBERG, (hereinafter referred to as the "Owner"), to the City of Peoria, an Illinois municipal corporation (hereinafter referred to as the "City").

RECITALS

WHEREAS, the Owner is the sole owner of certain property located in Peoria County, Illinois, which is legally described on attached Exhibit A and shall hereinafter be referred to as the "Property"; and
WHEREAS, the Property is an uninhabited parcel of land contiguous to the City; and
WHEREAS, the Property is not presently situated within the limits of any municipality; and
WHEREAS, there are no electors residing within the Property except none; and
WHEREAS, the Owner desires to annex the Property into the City.

PETITION

NOW, THEREFORE, the owner hereby petitions the City as follows:

1. Subject to the approval by the City of the Annexation Agreement attached hereto as Attachment A, the Owner hereby petitions the City to annex the Property into the City.
2. The Owner requests that the City undertake such actions as may be required to permit acceptance of this Petition and the attached Annexation Agreement, including, without limitation, conducting public hearings, providing notification to required individuals and governmental entities, etc.

DATED THIS 4 DAY OF May, 2021

By: Betty Mae Hollenberg
BETTY MAE HOLLENBERG

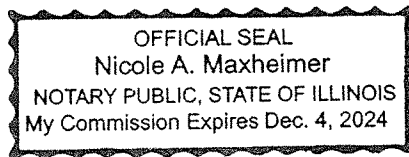
Attest:

By: Nicole A. Maxheimer

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BETTY MAE HOLLENBERG, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of May, 2021



Notary Public

Nicole A. Maxheimer

Attachment A -This Document Prepared By:

City of Peoria
Community Development Department
419 Fulton Street, Room 203
Peoria, Illinois 61602-1217

Mail To:

City of Peoria
Community Development Department
419 Fulton Street, Room 203
Peoria, Illinois 61602-1217

ANNEXATION AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Annexation Agreement") is made this day of May 4, 20²¹, by and between THE CITY OF PEORIA, ILLINOIS, an Illinois municipal corporation, located in Peoria County, Illinois (hereinafter referred to as the "City") and BETTY MAE HOLLENBERG (hereinafter referred to as the "Owner").

RECITALS

WHEREAS, the owner is the sole owner of record of the following described property attached hereto as "Exhibit A" (hereinafter referred to as the "Property"):

WHEREAS, the Property is located within the County of Peoria, Illinois ("County") and is contiguous with the corporate boundaries of the City; and

WHEREAS, there are no electors residing within the Property; and

WHEREAS, this Annexation agreement was submitted to the corporate authorities for public hearing as required by law; and

WHEREAS, due notice as required by law has been sent to and received by all entities entitled to such notice as required by law; and

WHEREAS, all conditions precedent to entering into this Annexation Agreement have been undertaken and satisfied as required by law; and

WHEREAS, the corporation authorities of the City after due deliberation have, by resolution or ordinance, duly adopted and approved this Annexation Agreement as required by law.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements provided for herein, it is hereby agreed as follows:

1. **Annexation.** The City shall adopt such resolutions or ordinances as are required to annex the Property as provided for under the laws of the State of Illinois. No other request or petition for annexation shall be required as to this Property to complete the annexation.

2. **Zoning.** Upon the annexation of the Property to the City, the Property shall be classified as R3 (Single Family Residential), as set forth in the Unified Development Code of the City. The owner hereby incorporates it's request for rezoning to Class I-1 (Industrial/Business Park) as a part hereof and the City has no objection to the property being zoned Class I-1 (Industrial/Business Park). The City agrees to process and issue the rezoning request per pursuant to Section 2.8 of the Unified Development Code.

3. **General Provisions.**

- A. The provisions of this Annexation Agreement shall control over the provisions of any Ordinances, Codes or Regulations which are in conflict herewith.
- B. This Annexation Agreement shall be binding upon the successor owners of record of the Property, electors residing within the Property, and upon successor municipal and governmental authorities.
- C. Non-agricultural development of the site will require connection to public water and public sewer, adherence to County and/or City erosion control regulations, and other regulations affecting property within the City, i.e. building codes and subdivision requirements.
- D. This Annexation Agreement and the rights of the parties hereto shall be

interpreted, construed and enforced in accordance with the laws of the State of Illinois. Any litigation concerning this Annexation Agreement shall be commenced in Peoria County, Illinois.

- E. In the event that either party or their successor should find it necessary to retain an attorney for the enforcement of any provisions hereunder occasioned by the default of the other party, the party not in default shall be entitled to recover reasonable attorney's fees and court costs incurred whether the attorneys' fees are incurred for the purpose of negotiations, trial, appellate or other services.
- F. This Annexation Agreement may be enforced as provided by law and the parties may by civil action, mandamus, injunction or other proceedings, enforce and compel performance of this Annexation Agreement.
- G. The parties shall execute and deliver such additional documentation as may be necessary to implement this Agreement.
- H. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, grantees and assigns.
- I. This agreement may be amended by mutual consent of the parties.
- J. This annexation agreement shall be in effect for a period of twenty (20) years from

the date hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

THE CITY OF PEORIA, a Municipal Corporation

By: _____

Attest:

By:

Examined and approved by:

Corporation Counsel

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Mayor of the City of Peoria, and _____, personally known to me to be the City Clerk of the City of Peoria, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk, they signed and delivered the said instrument as Mayor and as City Clerk of said Municipal Corporation, and caused the seal of said Municipal Corporation to be affixed thereto, pursuant to authority given by the corporate authorities of the City of Peoria for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ____ day of _____, 20__.

Notary Public

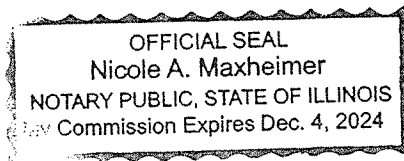
Betty Mae Hollenberg Owner of Record:

By:

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Betty Mae Hollenberg, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of May, 2021.



Notary Public

Nicole A. Maxheimer

EXHIBIT - A

PROPERTY – 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 I, Township 9 North, Range 7 East of the Fourth Principal Meridian,
Peoria County, Illinois, containing 36.38 acres, more or less.

P.I.N.: 13-01-200-003

PROPERTY ADDRESS: Radnor Road
Peoria, IL 61615