

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NO. 14,789 IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD TEXTILE MANUFACTURING, FOR THE PROPERTY LOCATED AT 2323 W PIONEER PARKWAY. THIS INCLUDES PROPERTY LOCATED AT 2311 W PIONEER PARKWAY, 2327 W PIONEER PARKWAY, AND 2401 W PIONEER PARKWAY (PARCEL IDENTIFICATION NOS. 14-06-451-006, 14-06-451-007, 14-06-451-008, 14-06-451-009, 14-06-451-011, 14-06-451-012, 14-06-451-016, 14-06-451-017), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the existing Special Use for a Shopping Center under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on February 17, 2022, 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

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use 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 an amendment to Special Use Ordinance No. 14,789 for a Shopping Center to add Textile Manufacturing is hereby approved for the following described property:

Parcel 1:

Lot 1 Pine Tree Crossing First Addition, Part of the Southeast Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the Plat thereof recorded on November 17, 1999 as Document Number 99-42496 in Plat Book 7, Page 53.

Parcel 2:

Easements Appurtenant thereto, for the benefit of Parcel 1, established by grants of easements contained in paragraph 2 on page 2 of an instrument entitled Vacation of Easements and Agreement for Reciprocal Access Easements recorded as document number 99-42525, and amended thereto recorded as document number 10-28703.

Parcel 3

Easements appurtenant thereto, for the benefit of Parcel 1, established by grants of easements contained in Article II on page 3 of an instrument entitled Declaration of Cross-Easements and Covenants and Restrictions affecting land recorded as document number 99-42-527, and amended thereto recorded as document number 01-28704.

Parcel Identification Nos. 14-06-451-006, 14-06-451-007, 14-06-451-008, 14-06-451-009, 14-06-451-011, 14-06-451-012, 14-06-451-016, 14-06-451-017

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A).

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel