

ORDINANCE APPROVING A REZONING OF PROPERTY FROM A CLASS CN (NEIGHBORHOOD COMMERCIAL) TO A CLASS I-2 (RAILROAD/INDUSTRIAL) DISTRICT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-35-327-004 WITH AN ADDRESS OF 3100 NE ADAMS STREET, PEORIA, ILLINOIS (COUNCIL DISTRICT 1)

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

WHEREAS, a petition was received requesting a map amendment to rezone the property to a Class I-2 (Railroad/Warehouse) District; and

WHEREAS, said petition was directed to the Planning and Zoning Commission as directed by Articles 2.8 of the Unified Development Code of the City of Peoria; and,

WHEREAS, said Planning and Zoning Commission held a public hearing on July 6, 2017, 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. A Rezoning is hereby granted for the following described property:

COMMISSIONER'S SUB CONRAD ESTATE SW 1/4 SEC 35-9-8E BEG WLY COR LOT 1: TH NE 100.26' SE 126.5' SLY 105.9' TO PT 43.5' NW OF SLY COR LOT 1 NW 162.5' TO POB PT LOTS 1-2-

Section 2. All provisions of the Unified Development Code of the City of Peoria, with respect to the Class I-2 (Railroad/Industrial Warehouse) District shall remain applicable to the above-described premises.

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 OF _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel