

**AN ORDINANCE REZONING THE PROPERTY TO A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR THE PROPERTY LOCATED AT 2700 W ALTORFER DRIVE (PARCEL IDENTIFICATION NO. 14-06-300-016), PEORIA, IL**

WHEREAS, the property herein described was zoned I-1 Light Industrial with Peoria County and recently annexed to the City of Peoria, and

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

WHEREAS said Planning & Zoning Commission held a public hearing on December 1, 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 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 & Zoning Commission has submitted its report of said 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, AS FOLLOWS:

Section 1. That Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class I-1 (Industrial/Business Park) District:

Legal Description:

Parcel 1:

A part of the Southwest Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 6, thence South 00 degrees 04 minutes 55 seconds West, (bearing assumed for purpose of description only), along the West line of the Southwest Quarter of said Section 6, 50.00 feet to the South right of way line of the Chicago and Northwestern Railroad, said point being the point of beginning of the tract to be described; from the Point of Beginning thence North 89 degrees 47 minutes 11 seconds East, along said South right of way line, 2218.55 feet to the Northwest corner of Pioneer Industrial Park, Section 7, a subdivision of part of the Southwest Quarter of said Section 6; thence South 00 degrees 15 minutes 19 seconds East, along the West line of said Pioneer Industrial Park, Section 7, 1273.33 feet to the Southwest corner of said Pioneer Industrial Park, Section 7, said Point being on the South line of the North Half of the Southwest Quarter of said Section 6; thence North 89 degrees 55 minutes 23 seconds West, along said South line, 2222.39 feet to the Southwest corner of the North Half of the Southwest Quarter of said Section 6; thence North 00 degrees 04 minutes 55 seconds West, along the West line of the Southwest Quarter of said Section 6, 1262.06 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded February 25, 1998 as document no. [98-06349](#); EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded January 11, 1999 as document no. [99-00525](#); EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded March 2, 2001 as document no. [01-06313](#).

Parcel Identification Number: 14-06-300-016

Section 2. All provisions of Appendix A, the Unified 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. 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 \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel