



Legislation Details (With Text)

**File #:** 22-143      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 4/7/2022      **In control:** City Council

**On agenda:** 4/26/2022      **Final action:** 4/26/2022

**Title:** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from Class R-4 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the Property Located at 2919 W. GARDEN ST. (Parcel Identification No. 18-18-156-001), Peoria, IL.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance for PZ 794-2022, 2. Agenda Packet for PZ 794-2022, 3. Mtg Minutes for PZ 794-2022, 4. ORD 17,966

Date	Ver.	Action By	Action	Result
4/26/2022	1	City Council	adopted	Pass

**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from Class R-4 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the Property Located at 2919 W. GARDEN ST. (Parcel Identification No. 18-18-156-001), Peoria, IL.

**BACKGROUND:** Petitioner Rev Craig Williams of South Side Mission of Peoria is requesting to rezone this property to C-N Neighborhood Commercial to allow for the re-use of the former Benevolence Center as a thrift store.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 5 to 0 to approve the request to rezone.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

**FINANCIAL IMPACT:** None

**NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting):** None

**IMPACT IF APPROVED:** The property will be rezoned from Class R-4 (Single Family Residential) to Class C-N (Neighborhood Commercial).

**IMPACT IF DENIED:** The property will not be rezoned and will remain as Class R-4 (Single Family Residential)

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Grow Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.
2. Reinvest in neighborhoods.

**DEPARTMENT:** Community Development