



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