



Legislation Details (With Text)

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Type: Action Item **Status:** Consent Agenda

File created: 6/14/2017 **In control:** City Council

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Title: Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Rezoning Property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the Property Located at 1822 WEST FORREST HILL AVENUE (Parcel Identification No. 14-32-101-001), Peoria, Illinois (Council District 2). PZ 17-19.

Sponsors:

Indexes: Goal 3 - Beautiful Peoria, Reinvest in neighborhoods

Code sections:

Attachments: 1. ORD NO 17,470 (Item No 17-174), 2. Attachment A to Memo - Ordinance, 3. Attachment B to Memo - PZ Staff Memo, 4. Attachment C to Memo - PZ Minutes

Date	Ver.	Action By	Action	Result
6/27/2017	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the Property Located at 1822 WEST FORREST HILL AVENUE (Parcel Identification No. 14-32-101-001), Peoria, Illinois (Council District 2). PZ 17-19.

BACKGROUND: The petitioner is requesting to rezone property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District. The Planning and Zoning Commission **VOTED 5 - 0 TO APPROVE** the rezoning request.

Per the current regulations, a single-family dwelling is not an allowed use in the C-1 District; however, the single-family home on this property was constructed prior to annexation into the City and it is therefore considered legal non-conforming; however, if it were destroyed or damaged by fire the following requirement in Appendix A, Section 9.4 would apply to this property:

A nonconforming building or structure, except one identified by City Council action as being of historic significance, which is destroyed or damaged by fire or other casualty or act of God may be restored only if the cost of reconstruction to a condition in which it was prior to the casualty does not exceed 50% of the replacement cost of the entire building, and further providing no restoration or reconstruction shall be undertaken unless it is started within one year from the date of notice by the Zoning Administrator of this provision or the date of partial destruction whichever is later and completed within 24 months from the date of partial destruction.

As such, the property owner is interested in rezoning the property, so that a single-family use would be permitted by right, now and in the future.

For additional background information, please refer to the Staff memorandum to the Planning and Zoning Commission.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: None expressed at the Planning and Zoning Commission meeting

IMPACT IF APPROVED: The property will be rezoned from C-1 (General Commercial) to R-4 (Single-Family Residential).

IMPACT IF DENIED: The property will not be rezoned and will remain as C-1 (General Commercial) zoning.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Attractive Neighborhoods with Character: Safe and Livable

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

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development