



Legislation Details (With Text)

**File #:** 17-156      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 5/12/2017      **In control:** City Council  
**On agenda:** 6/27/2017      **Final action:** 6/27/2017  
**Title:** Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria, Requiring a 30-DAY DEMOLITION REVIEW PERIOD FOR ALL DEMOLITION PERMITS.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD NO 17,472 (Item No 17-156), 2. AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF PEORIA PERTAINING TO DEMOLITION PERMITS.pdf

| Date      | Ver. | Action By    | Action             | Result |
|-----------|------|--------------|--------------------|--------|
| 6/27/2017 | 1    | City Council | adopted            | Pass   |
| 6/13/2017 | 1    | City Council | deferred           | Pass   |
| 5/23/2017 | 1    | City Council | received and filed | Pass   |

**ACTION REQUESTED:**

Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria, Requiring a 30-DAY DEMOLITION REVIEW PERIOD FOR ALL DEMOLITION PERMITS.

**BACKGROUND:**

*NOTE: Per Council direction, the ordinance has been modified to prohibit actions that would cause further deterioration from the property during the 30-day period. A second modification allows for a case-by-case review for the demolition of accessory structures.*

When an application for a demolition permit is received, the only historical or architectural review of the structure being demolished is to confirm that the structure is not in a local historic district. The proposed ordinance will require the owner of the property to post a sign in front of the structure being demolished notifying the public that a demolition is pending. The intent of the ordinance is not to prevent property owners from demolishing the property, rather to give the public ample time to provide alternatives to demolition. This can include an opportunity to purchase the property, a development proposal, or a proposal to salvage any historical elements from the property.

Properties that are subject to local, state or federal historic preservation regulations shall follow the regulations for the district.

**FINANCIAL IMPACT:** None

**NEIGHBORHOOD CONCERNS:** Neighborhoods have voiced concern in the past about properties being demolished without any notice. This ordinance will provide ample time for neighborhoods to provide alternative solutions to demolishing if they choose.

**IMPACT IF APPROVED:** Issuance of demolition permits will be delayed 30 days from the date of application.

**IMPACT IF DENIED:** Issuance of demolition permits will not be delayed 30 days.

**ALTERNATIVES:** None

**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. Support sustainability.

**DEPARTMENT:** Community Development