



## Legislation Details (With Text)

**File #:** 16-226      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 6/16/2016      **In control:** City Council  
**On agenda:** 6/28/2016      **Final action:** 6/28/2016  
**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 Amending the OFFICIAL ZONING MAP of the City of Peoria to Rezone Property from a Class R-4 (Single Family Residential) to a Class CN (Neighborhood Commercial) District for the Property Located at 904 W. THIRD AVENUE (18-08-276-010), 906 W. THIRD AVENUE (18-08-276-009), 907 W. THIRD AVENUE (18-08-276-014), 909 W. THIRD AVENUE (18-08-276-013), 910 W. THIRD AVENUE (18-08-276-008), W. THIRD AVENUE (18-08-276-017), and MACARTHUR HWY (18-08-276-018), Peoria, Illinois. (Council District 1)

**Sponsors:**

**Indexes:** Goal 2 - Safe Peoria, Goal 3 - Beautiful Peoria, Grow employers and jobs., Reinvest in neighborhoods

**Code sections:**

**Attachments:** 1. ORD NO 17,386 (Item No. 16-226), 2. PZ 16-20 - Ordinance.pdf, 3. PZ 16-20 PACKET.pdf, 4. 2016 6 PZC Minutes.pdf

Date	Ver.	Action By	Action	Result
6/28/2016	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 Amending the OFFICIAL ZONING MAP of the City of Peoria to Rezone Property from a Class R-4 (Single Family Residential) to a Class CN (Neighborhood Commercial) District for the Property Located at 904 W. THIRD AVENUE (18-08-276-010), 906 W. THIRD AVENUE (18-08-276-009), 907 W. THIRD AVENUE (18-08-276-014), 909 W. THIRD AVENUE (18-08-276-013), 910 W. THIRD AVENUE (18-08-276-008), W. THIRD AVENUE (18-08-276-017), and MACARTHUR HWY (18-08-276-018), Peoria, Illinois. (Council District 1)

**BACKGROUND:** The City of Peoria Administration is requesting to rezone approximately 0.67 acres of land from a Class R-4 (Single Family Residential) to a Class CN (Neighborhood Commercial) District. The property is currently vacant.

The Planning and Zoning Commission **VOTED 6 - 0 TO APPROVE** the rezoning request.

For additional background information, please refer to the Staff memorandum to the Planning and Zoning Commission, dated June 2, 2016.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS:** None expressed at the hearing.

**IMPACT IF APPROVED:** The subject property will be rezoned to CN (Neighborhood Commercial).

**IMPACT IF DENIED:** The property will remain as zoned, R4 (Single Family Residential).

**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. Grow Peoria: Businesses, Jobs, and Population
2. Attractive Neighborhoods with Character: Safe and Livable

**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