



Legislation Details (With Text)

File #:	17-284	Version:	1	Name:	
Type:	Ordinance	Status:		Adopted	
File created:	9/13/2017	In control:		City Council	
On agenda:	9/26/2017	Final action:		9/26/2017	
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Rezoning Property from a Class R-4 (Single Family Residential) District to a Class CN (Neighborhood Commercial) District, for the Property Located at 908 WEST HOWETT STREET (Parcel Identification No. 18-08-477-011), 912 WEST HOWETT STREET (Parcel Identification No. 18-08-477-010), 313 NEW STREET (Parcel Identification No. 18-08-477-023), and 319 NEW STREET (Parcel Identification No. 18-08-477-022), Peoria, IL. (Council District 1)				

Sponsors:**Indexes:****Code sections:****Attachments:** 1. ORD NO 17,502, 2. Ordinance for PZ 17-34, 3. Staff Report for PZ 17-34

Date	Ver.	Action By	Action	Result
9/26/2017	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 to ADOPT an ORDINANCE Rezoning Property from a Class R-4 (Single Family Residential) District to a Class CN (Neighborhood Commercial) District, for the Property Located at 908 WEST HOWETT STREET (Parcel Identification No. 18-08-477-011), 912 WEST HOWETT STREET (Parcel Identification No. 18-08-477-010), 313 NEW STREET (Parcel Identification No. 18-08-477-023), and 319 NEW STREET (Parcel Identification No. 18-08-477-022), Peoria, IL. (Council District 1)

BACKGROUND: In December 2016, the petitioner, James Tillman, filed a request to rezone the subject property to a Class CN (Neighborhood Commercial). Upon review, the Planning & Zoning Commission forwarded a recommendation to the City Council to approve. The City Council voted to deny the requested rezoning.

Section 2.8.9 of the Unified Development Code requires a waiting period of one year to re-file the same rezoning request, except upon consideration of new evidence or proof of change of condition found to be valid by the Zoning Administrator. The petitioner has conducted neighborhood outreach (which was not done previously) to the surrounding property owners and 1st District Councilmember Moore to gain their support.

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

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

FINANCIAL IMPACT: Additional property tax revenue upon development.

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

IMPACT IF APPROVED: The subject parcels will be rezoned to CN Neighborhood Commercial.

IMPACT IF DENIED: The subject parcels will remain as currently zoned R-4 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

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