



Legislation Details (With Text)

File #:	18-117	Version:	1	Name:	
Type:	Action Item	Status:		Regular Business	
File created:	4/10/2018	In control:		City Council	
On agenda:	4/24/2018	Final action:		4/24/2018	
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 DENY a Request to REZONE Property from a Class C-G (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification Nos. 18-03-332-028 (1023 NE ADAMS STREET), 18-03-332-029 (1025 NE ADAMS STREET), and 18-03-332-036 (1031 NE ADAMS STREET), Peoria Illinois. (Council District 1)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agenda Packet for PZ 18-14, 2. PZ Minutes for PZ 18-14

Date	Ver.	Action By	Action	Result
4/24/2018	1	City Council	approved	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 DENY a Request to REZONE Property from a Class C-G (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification Nos. 18-03-332-028 (1023 NE ADAMS STREET), 18-03-332-029 (1025 NE ADAMS STREET), and 18-03-332-036 (1031 NE ADAMS STREET), Peoria Illinois. (Council District 1)

BACKGROUND:

Petitioner, John Pappas, is requesting to rezone the subject property from a Class C-G (General Commercial) to I-2 (Railroad/Warehouse Industrial). The subject property contains 0.67 acres of land and is currently developed with a single family residential structure, an accessory garage structure and vacant parcel. The property is surrounded by C-G (General Commercial) zoning to the south and across Morton Street to the north, I-2 (Railroad/Warehouse Industrial) zoning across Adams Street to the east, and R-6 (Multi-Family Residential) zoning to the west.

The Development Review Board recommends DENIAL of the request to rezone the subject property from a Class C-G (General Commercial) district to a Class I-2 (Railroad/Warehouse Industrial) district. Upon review the following conclusions are forwarded:

- 1) The current zoning of CG (General Commercial) does not deter, limit, or prevent the use or redevelopment of the properties.
- 2) The current zoning of C-G (General Commercial) is consistent with the Future Land Use designation of Mixed Use.
- 3) No other property within the same block as the subject parcels is currently zoned I-2 (Railroad/Warehouse Industrial).

The Planning & Zoning Commission found that the request did not meet the Findings of Fact and voted 6 to 0 to DENY the request to rezone the property.

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

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Three citizens, present at the meeting, spoke in opposition to the requested rezoning. A petition containing seven signatures was presented to the Planning & Zoning Commissioners in opposition to the requested rezoning. A written letter from a citizen objecting to the rezoning was read into the record of the meeting.

IMPACT IF APPROVED: If the recommendation to deny is approved, the subject property will remain as currently zoned Class C-G (General Commercial).

IMPACT IF DENIED: If the recommendation to deny is not approved, the subject property will be rezoned to Class I-2 (Railroad/Warehouse Industrial).

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.

DEPARTMENT: Community Development